



£500,000

Vicarage Road, Ware

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Vicarage Road, Ware, SG12 7AP

Keith Ian are pleased to offer for sale this rarely available 3 bedroom detached house located within walking distance to both Ware town and Ware train station. The property offers good size accommodation and is kept in very good order. The property offers 3 well proportioned bedrooms, good size lounge and separate dining room. Other benefits are a refitted kitchen, fully tiled bathroom and downstairs WC. The property has both front and rear gardens which are immaculately kept and there is the added benefit of a garage En-bloc.

Ware is located 24 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414. The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.

The mainline station is located approximately 0.6 miles from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.



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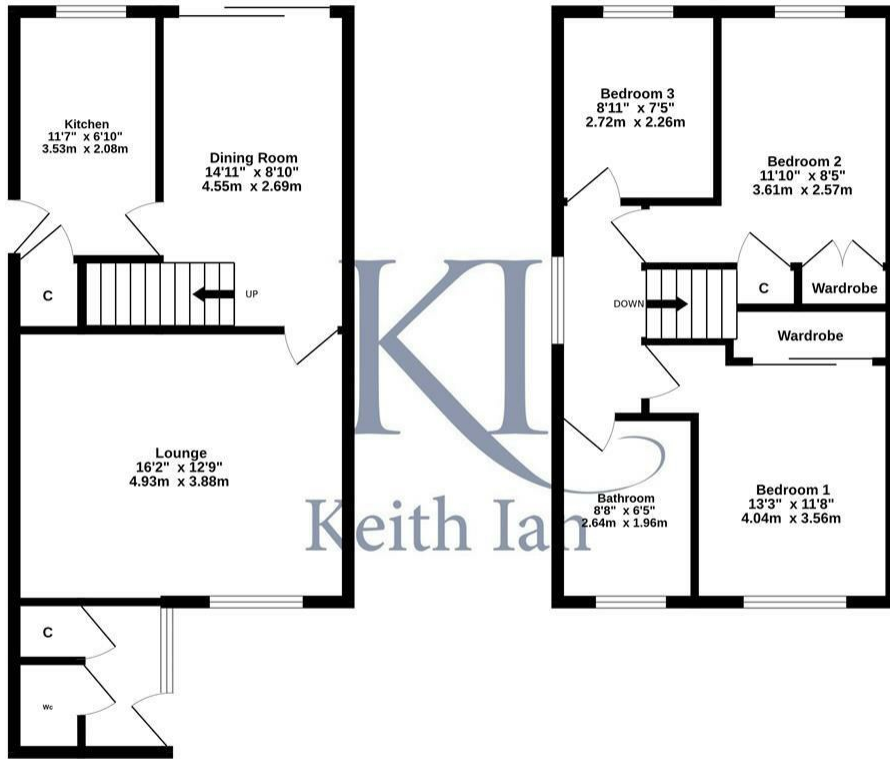
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Ground Floor
484 sq.ft. (45.0 sq.m.) approx.

1st Floor
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation Comprises

Entrance Hallway

Lounge

16'2" x 12'9"

Dining Room

14'11" x 8'10"

Kitchen

11'7" x 6'10"

Dowstairs WC

Stairs to first floor

Bedroom One

13'2" x 11'8"

Bedroom Two

11'10" x 8'5"

Bedroom Three

8'11" x 7'5"

Bathroom

Garden

Garage En-bloc

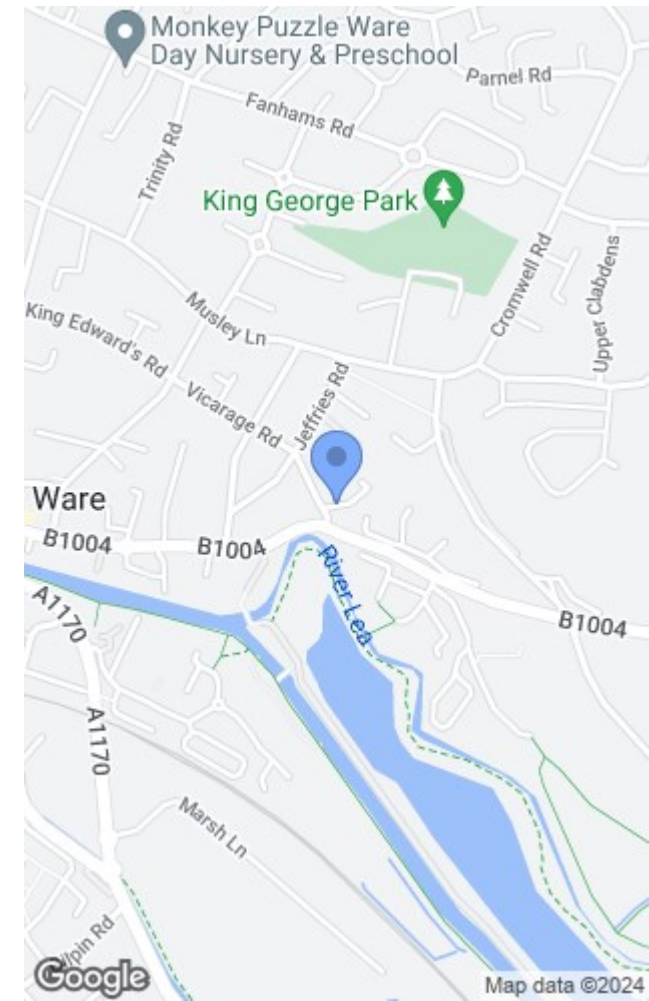
Council Tax

Band E

Annual charge £2,676.49 2023/24

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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