



£700,000

Tower Road, Ware

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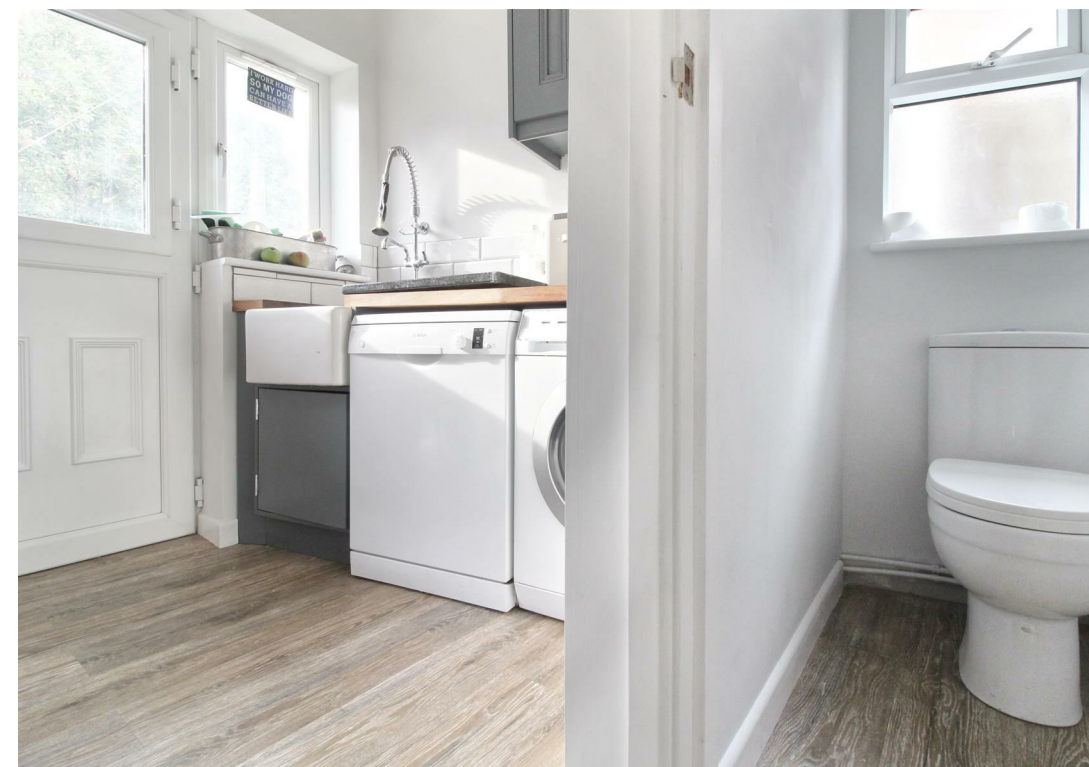
Tower Road, Ware, SG12 7LJ

Keith Ian are delighted to offer this CHAIN FREE impressive three double bedroom semi detached house (potentially four) with the addition of a SEPARATE SELF CONTAINED ONE BEDROOM ANNEX. This extensive property lends its self to a THREE GENERATION family and has a large SOUTH/EAST facing garden. Accommodation in the family home comprises a family bathroom, multiple reception rooms downstairs and three well proportioned bedrooms, 2 of which boast en-suites. The Annexe itself comprises generous living space, one bedroom with an en-Suite and direct access to the garden.

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 house is just a few hundred yards from the River Lee, which runs through the town centre with its famous Gazebos, and offers scenic walks towards Hertford to the west and Broxbourne to the south. It is also in the catchment area for both St Catherine's primary school, and Chauncy secondary.

The mainline station is located approximately 1.1 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.





Entrance Hall

Reception/living Room

14' x 11'

Kitchen

14' x 8'

Rear reception Room

23' x 11'

Utility Room

19' x 12'

Bedroom One

13' x 10'

En Suite to Bedroom One

Bedroom Two

11' x 11'

Bedroom Three

9' x 7'

En Suite to Bedroom Three

Family Bathroom

ONE BEDROOM SELF CONTAINED ANNEXE

Living Room

18' x 10'

Kitchen

7' x 5'

Annexe Bedroom

10' x 8'

Annexe En Suite

Garden

Parking for 3-4 vehicles

Council Tax Band D

A yearly cost of £1508





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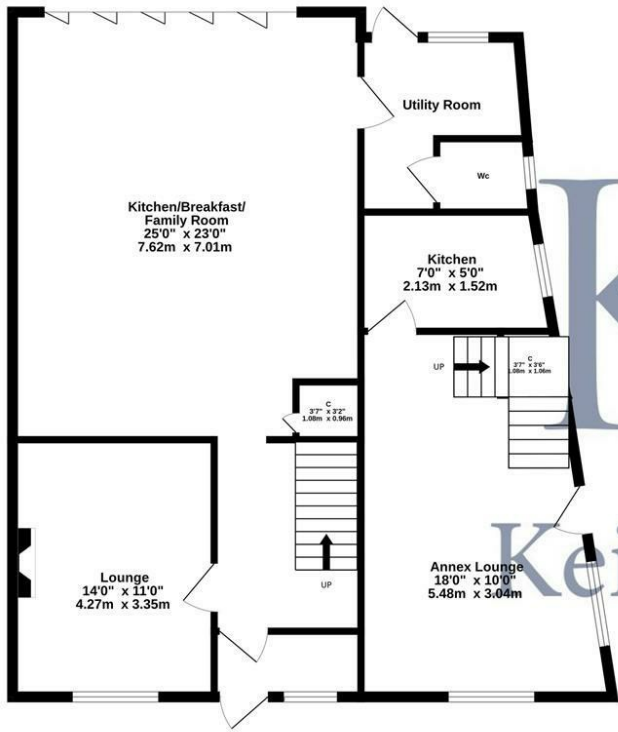
Keith Ian



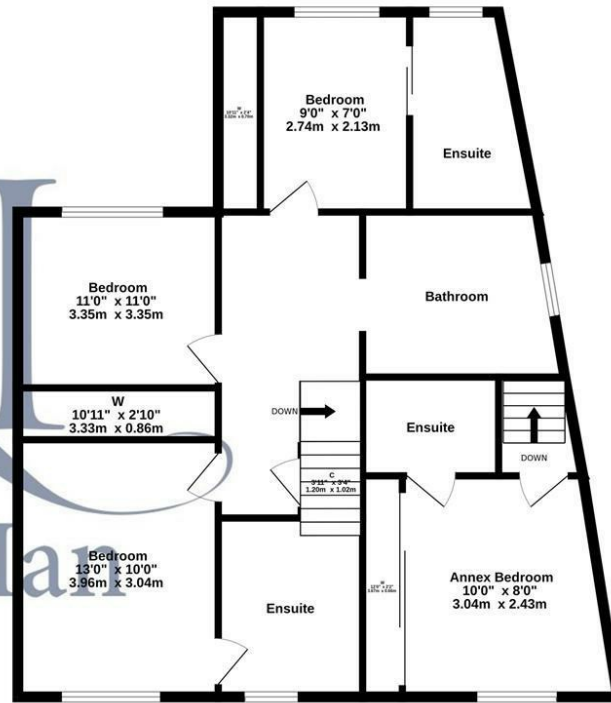




Ground Floor
1097 sq.ft. (101.9 sq.m.) approx.

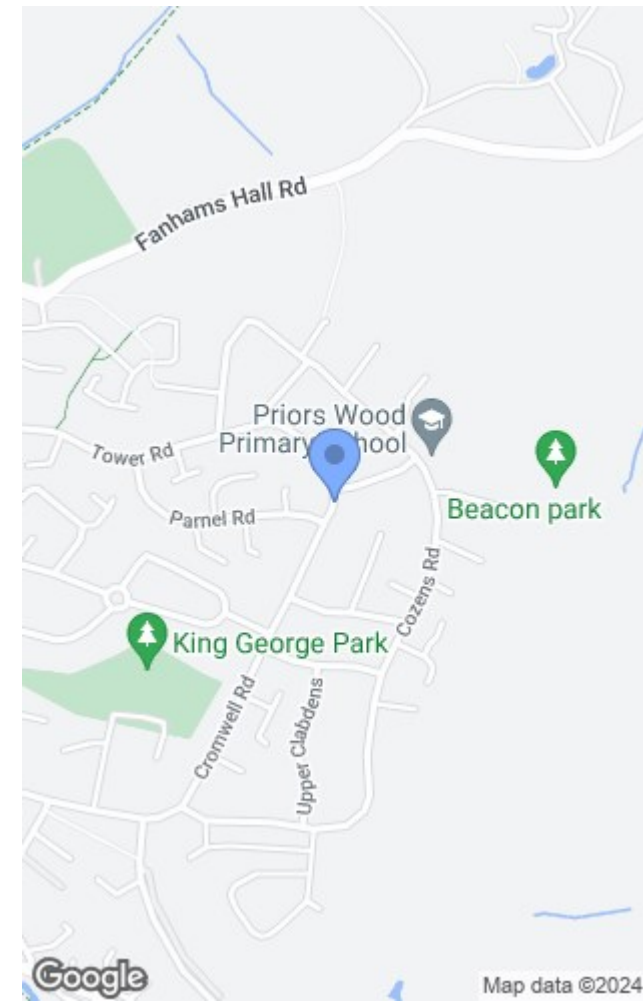


1st Floor
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 2082 sq.ft. (193.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	82

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		

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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