



£700,000  
Colliers End, Ware



## **Colliers End, Ware, SG11 1ER**

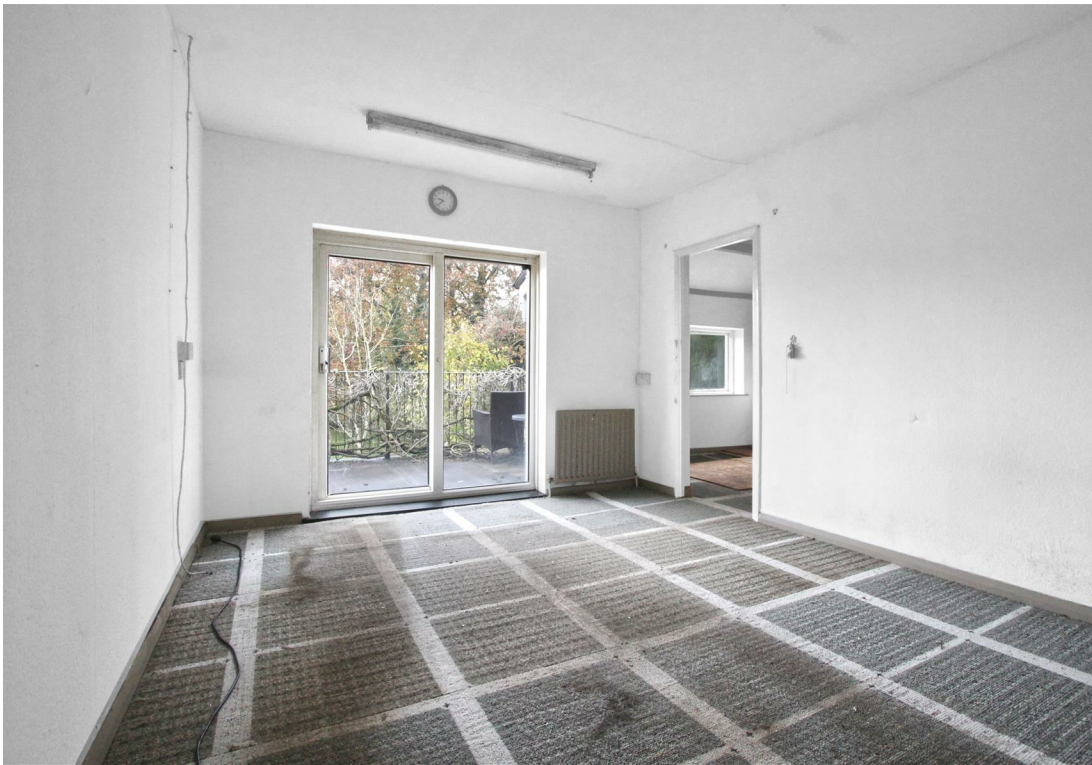
*Located in Colliers End, which is just under 5 miles from Ware, Keith Ian are delighted to bring to market this 1750sqft detached house renovation project. The current property occupies a 1.3acre site made up of grass, trees, shrubs and a lake covering about 1/4 acre. Subject to planning permission there could be potential for additional properties on the site.*

*Colliers End dates back to medieval times and is steeped in agricultural history. The area's agricultural heritage is still visible today in the form of charming farmhouses and traditional barns that dot the landscape. Ermine Street was originally built by the Romans giving them access from London to the North.*

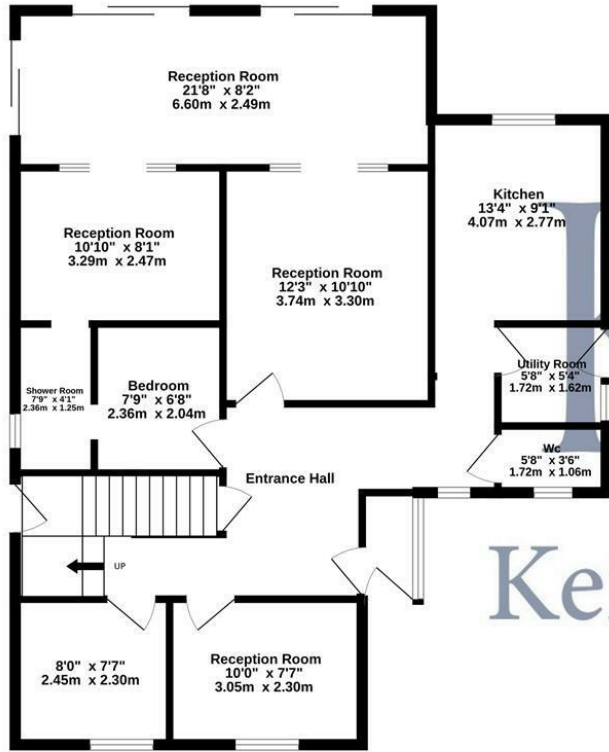
*This picturesque haven offers a blend of natural beauty and convenience. Surround yourself with breath-taking landscapes, charming local shops, and friendly pubs. Explore the nearby River Lee for peaceful walks or indulge in outdoor adventures amidst the stunning countryside. With excellent connectivity to major cities and a close-knit community, Colliers End promises a truly exceptional way of life.*



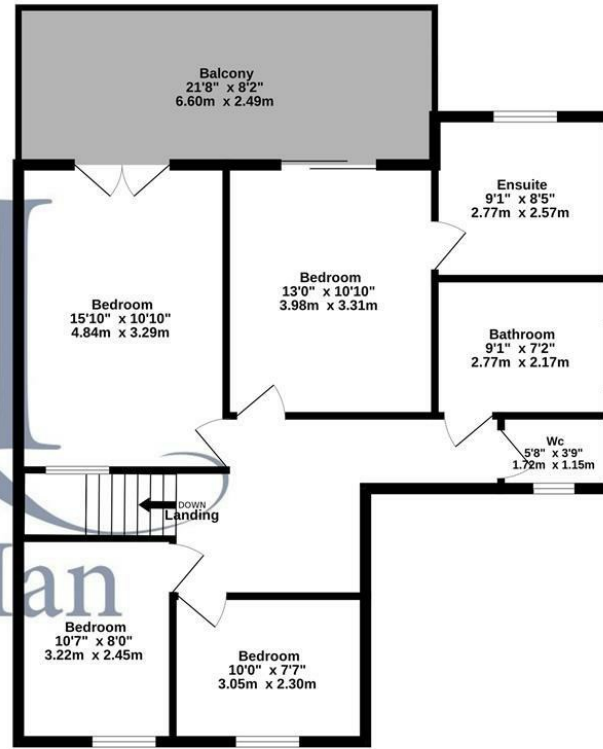




Ground Floor  
971 sq.ft. (90.2 sq.m.) approx.



1st Floor  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 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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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/fitings 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 check.



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

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

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