



£575,000

Munden Road, Dane End



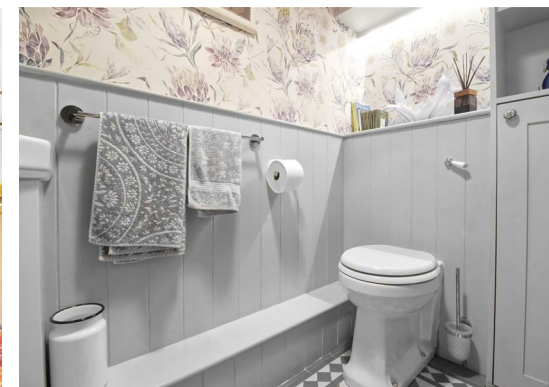
Munden Road, Dane End, SG12 0LP

Keith Ian are delighted to offer for sale this beautiful 3 bedroom semi detached home nestled in a private location within the village of Dane End. This property offers spacious accommodation which includes a good size lounge with open fireplace, perfect for those winter evenings. There is a separate dining room, a modern kitchen/ breakfast room, conservatory and downstairs WC. To the first floor there are 3 well proportion bedrooms all accommodating double beds and a en-suite to the master bedroom. There is a spacious family bathroom and a useful study for those who need home working space. The gardens both front and back are well manicured and maintained and have lots of space for the children to run around in, not forgetting space for the trampoline. There is plenty of parking to the front of the property in addition to the double detached garage.

Dane End is a village to the North of Ware and is located 29 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A602, A10 and A1(M).

The village offers a local convenience store and friendly pub offering afternoon teas, evening food and drink. Ware is the closest town which offers supermarkets, boutique shops, restaurants and public houses. There are plenty of country walks along the many public footpaths.

The nearest mainline station is Watton-at-Stone which is located approximately 4 miles from the property and offers services into Kings Cross in around 40 minutes. Other services are available from Ware offering services to Liverpool Street via Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.



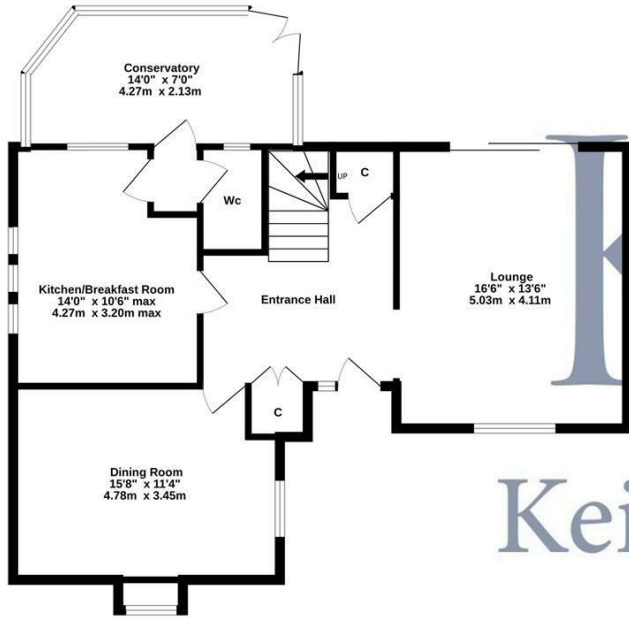




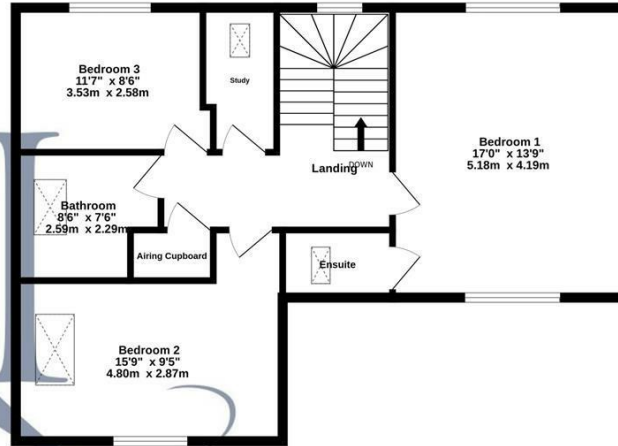




Ground Floor
844 sq.ft. (78.4 sq.m.) approx.



1st Floor
741 sq.ft. (68.8 sq.m.) approx.



Keith Ian

TOTAL FLOOR AREA : 1585 sq.ft. (147.2 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) 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	59	72

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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