



£895,000

Nether Street, Widford



## Nether Street, Ware, SG12 8TL

Located on a quiet country lane, Keith Ian are delighted to offer this three bedroom detached bungalow benefitting from having a completely self contained one bedroom annexe next door. Within just over half an acre of mature gardens and located within the village of Widford, this property is ideal for those wanting a quieter life but would still like to be a short drive from larger town amenities such as Ware or Sawbridgeworth.

The property is offered with a complete upper chain!

Widford, a charming village near Ware in Hertfordshire, enchants with its picturesque landscapes and historic architecture. Nestled amidst rolling countryside, this tranquil haven offers a close-knit community and a timeless atmosphere. Residents enjoy the serenity of nature, with scenic walking paths along the River Ash. Despite its rural character, Widford is well-connected to nearby Ware, providing easy access to urban amenities. For those seeking a peaceful retreat with a strong sense of community, Widford embodies the quintessential English village lifestyle.



**MAIN PROPERTY**

**Entrance Hall**

**Living Room**

19'9 x 15'4 max points

**Kitchen**

16'1 x 15'7 max points

**Garden Room**

15'6 x 8'5

**Bedroom One**

12'10 x 11'4

**Bedroom Two**

11'4 x 7'11

**Bedroom Three**

11'4 x 7'7

**Bathroom**

**WC**

**ANNEXE**

**Entrance Hall**

**Living Room**

10'6 x 14'11 max points

**Bedroom**

14'11 x 11'2

**Kitchen**

17'8 x 6'7

**Garage**

17'8 x 8'11

**Gardens**

**what3words**

///finely.rock.chains







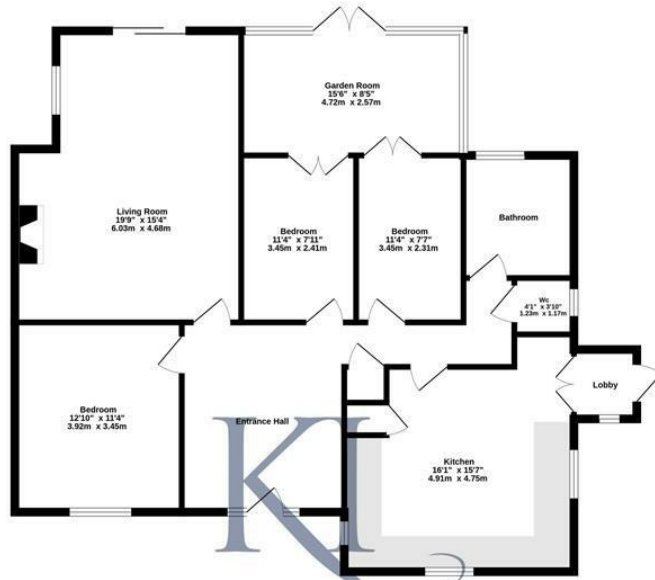




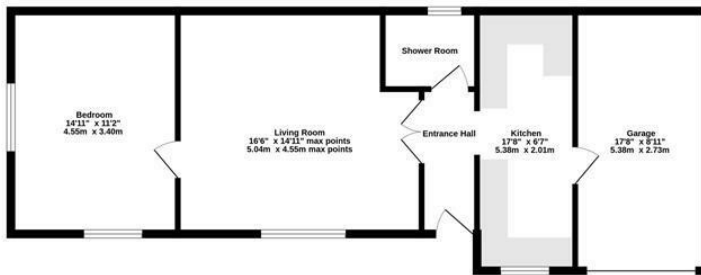




Ground Floor  
1229 sq.ft. (114.1 sq.m.) approx.



**Keith Ian**  
Annexe  
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 1982 sq.ft. (184.2 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 checked.



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			
		75	54
England & Wales	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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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