



£410,000

Whiteley Close, Ware





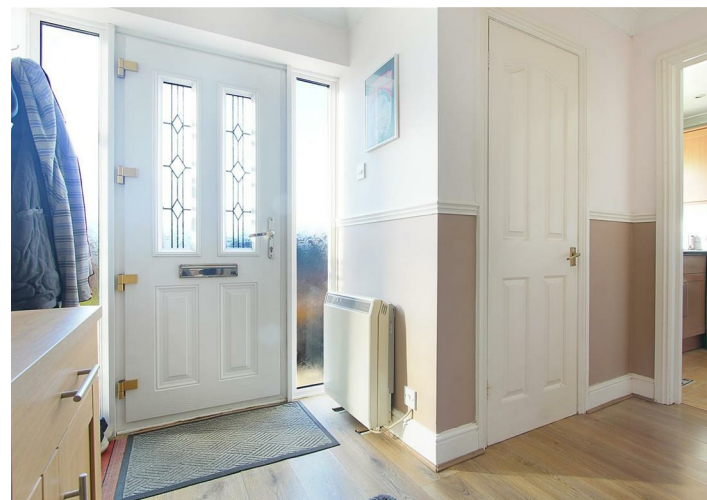
Whiteley Close, Ware, SG12 0NB

Keith Ian are delighted to offer this three bedroom family home located in the village of Dane End, just off the A602 giving easy access to Ware, Stevenage and the A10. The property offers a large kitchen with breakfast bar, lounge/diner, study, WC and conservatory to the ground floor. Upstairs offers three good size bedrooms and a family bathroom. The rear garden which can be accessed from the conservatory and side gate is on two levels with a patio seating area, lawn and hardstanding at the rear with a shed plus backing onto the village hall green the garden is not overlooked from the rear.

Dane End is located 29 miles North of Central London and within easy reach of the capital and other large towns via it's many road links such as the A10 and A602 to the A1(M). The village offers a convenience store, pub and tea room. The Old Bourne and Dane End Tributary run through the village boasting and there are plenty of scenic countryside walks.

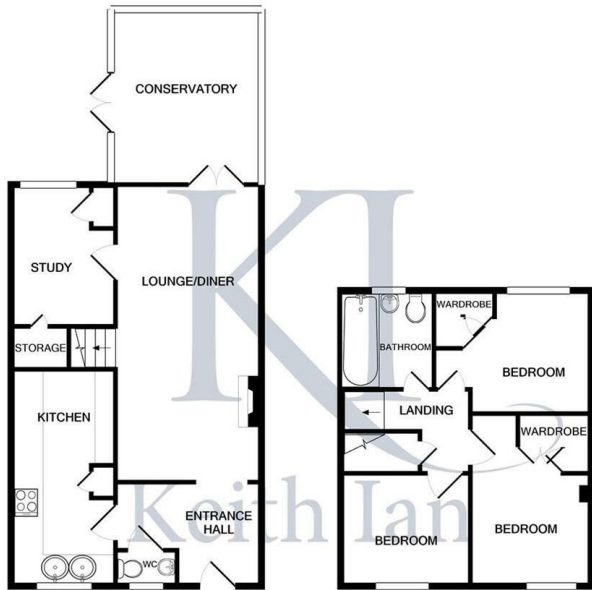
Watton-at-Stone mainline station is located approximately 3.5miles from the property and offers services into Kings Cross in around 50minutes. Other services are available from Ware into Liverpool Street.











GROUND FLOOR
APPROX. FLOOR
AREA 628 SQ.FT.
(58.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Entrance Hall

Lounge/Diner

21' x 10'7

Kitchen

15'3 x 7'4

Study

9' x 7'10 max points

Conservatory

12'4 x 10'

First Floor Landing

Bedroom One

12' x 8'6

Bedroom Two

12' x 8'8

Bedroom Three

10'10 x 8'6

Family Bathroom

Garden

Council Tax

Band D

Annual Charge £2,087.07 2022/2023

what3words

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Energy Efficiency Rating	
	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	
Current	Potential
	84
	60
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
Current	Potential
	66
	43
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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