



€700,000

Greyfriars, Ware



Greyfriars, Ware, SG12 0XW

Keith Ian are pleased to offer for sale this substantial 4 bedroom detached house with double garage located on Ware's popular Vicarage development. The property offers spacious accommodation with a large lounge and good size kitchen/ diner. There is a useful study/ playroom, downstairs WC and pleasant conservatory. On the first floor there are 4 double bedrooms where the master benefits from an en-suite, and modern family shower room. The double garage offers great parking facilities and also possible conversion if desired and STPP. This property also benefits from solar panels meaning that dependant on usage, energy bills can be kept to a minimum.

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 River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.

The mainline station is located approximately 1.4 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.







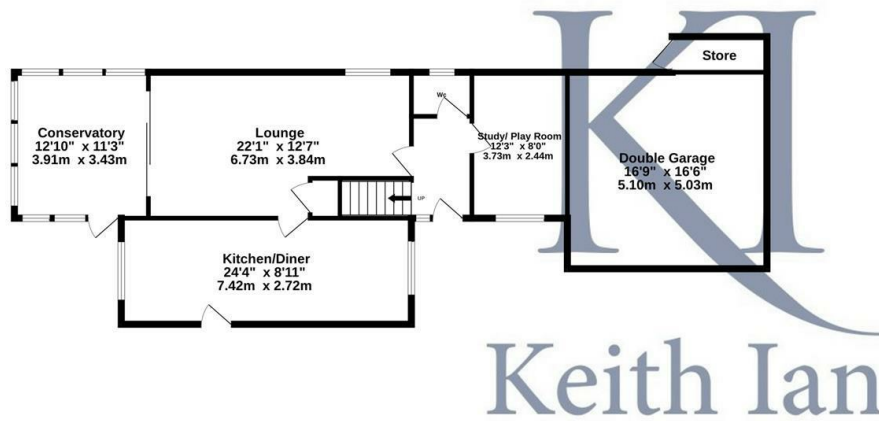




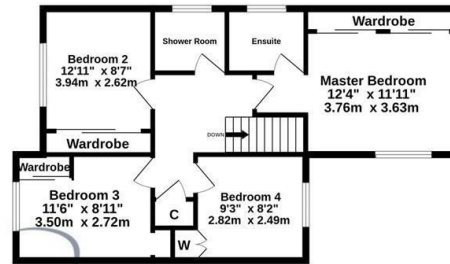




Ground Floor
1086 sq.ft. (100.9 sq.m.) approx.



1st Floor
648 sq.ft. (60.2 sq.m.) approx.



Keith Ian

TOTAL FLOOR AREA : 1734 sq.ft. (161.1 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	

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	

Accommodation comprises:

Entrance Hallway

Lounge

22'1 x 12'7

Kitchen/ Diner

24'4 x 8'11

Conservatory

12'10 x 11'3

Study/ Play Room

12'3 x 8'0

Downstairs WC

Stairs to First Floor

Master Bedroom

12'4 x 11'11

En-suite

Bedroom two

12'11 x 8'7

Bedroom three

11'6 x 8'11

Bedroom Four

9'3 x 8'2

Family Bathroom

Double Garage

16'9 x 16'6

Garden

Council Tax

Band F

Annual Charge £3,163.13 2023/2024

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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.

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