



£1,000,000

Spring View Road, Ware

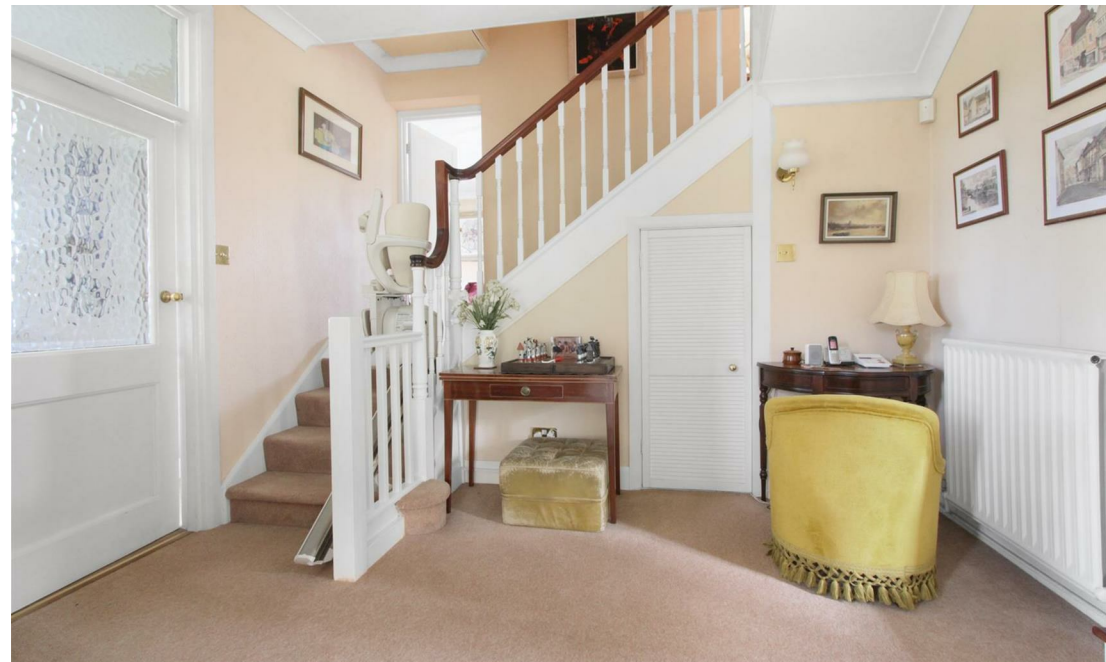


Spring View Road, Ware, SG12 9LB

Keith Ian are delighted to offer for sale this Unique 4/5 bedroom detached property located on a private driveway at the end of a quiet Cul de Sac within the South side of Ware. The property has 3 reception rooms a kitchen/ breakfast room, utility room and Downstairs WC. On the first floor there are 4/5 double bedrooms, shower room and bathroom. The property sits on a generous plot which backs on to Chadwell Springs Family Golf Centre. Other benefits are a double garage with electric up and over door, gas central heating and possible development/ extension potential STPP. The South Side of Ware offers catchment for Presdales School and is within walking distance to both Town and Ware train station.

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. Within walking distance is the historic town centre which 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 0.7 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.







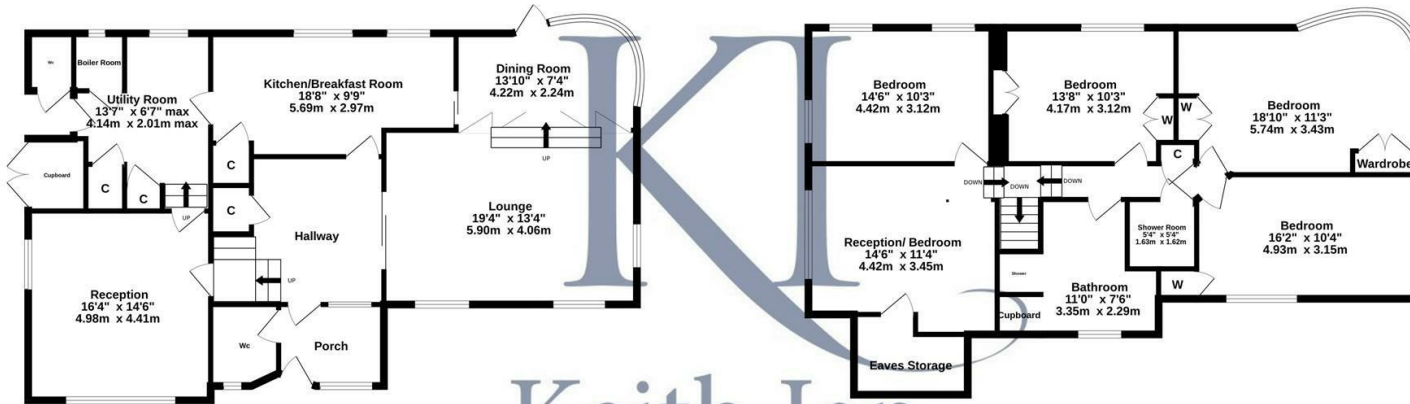






Ground Floor
1142 sq.ft. (106.1 sq.m.) approx.

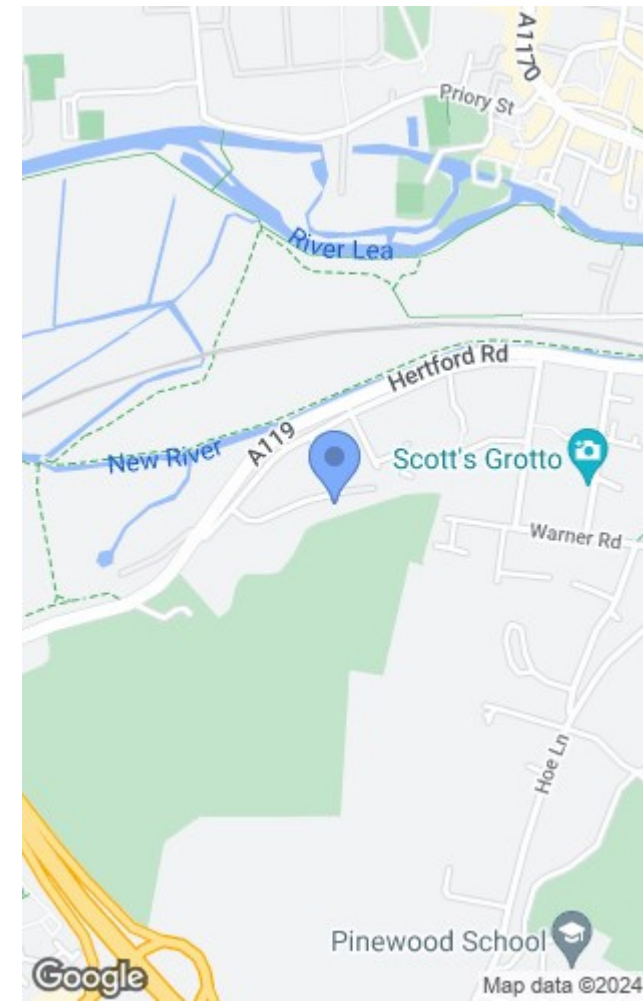
1st Floor
1069 sq.ft. (99.3 sq.m.) approx.



Keith Ian

TOTAL FLOOR AREA : 2211 sq.ft. (205.4 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/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.

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		

T: 01920 463131
ware@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford
Managing Director Ian F. Robertson

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