



£625,000

Delfcroft, Ware

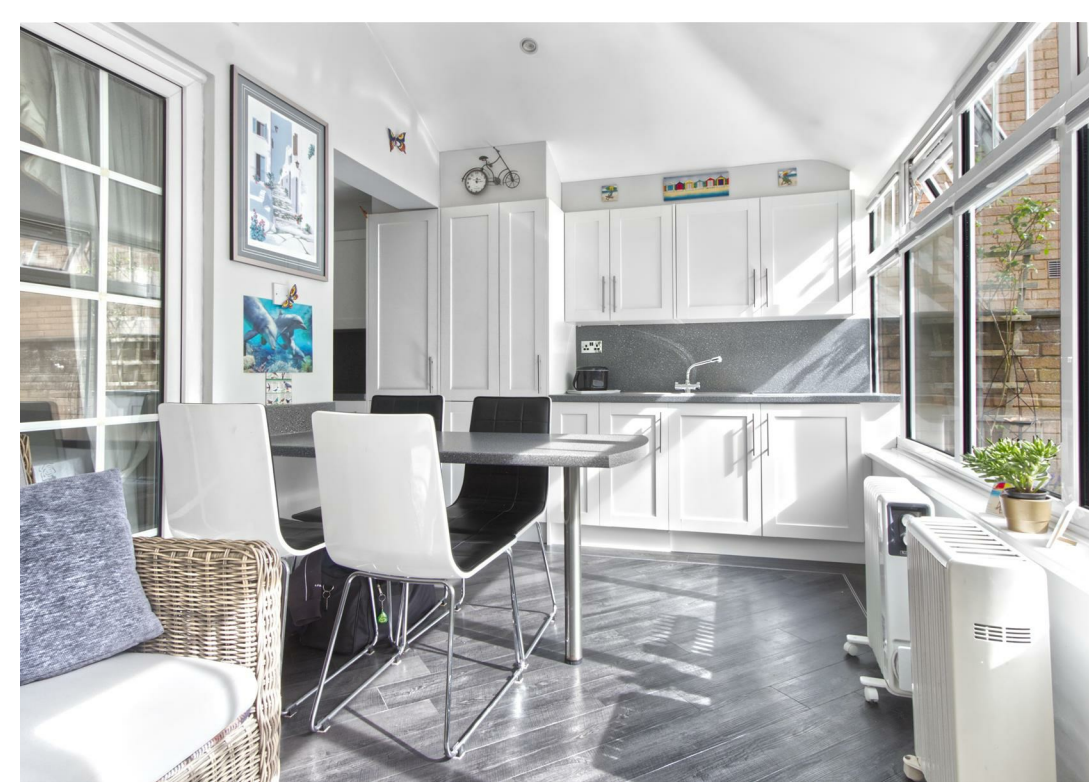
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Delfcroft, Ware, SG12 0BH

Keith Ian are pleased to bring to market this detached three bedroom house on a quiet cut-de-sac just outside the town of Ware. On the ground floor there is a large through lounge leading out to the extended kitchen/diner in the rear extension, there is also a study and downstairs shower room within the side extension. The large, tiered side/rear gardens offers mature plants and shrubs, patio, deck area, pond, workspace and summerhouse with power. Upstairs are three well proportioned bedroom with built in storage, a spacious well lit landing and large shared bathroom. The property further benefits from a double garage, ample off-street parking and double glazing.

Ware, a charming town in Hertfordshire, offers an exceptional living experience with its proximity to the High Street. Living near Ware's bustling High Street provides residents with a wealth of benefits. Here, you'll find a delightful mix of independent shops, boutiques, and local businesses, offering a unique shopping experience. From quaint cafes and cozy pubs to restaurants serving a variety of cuisines, the High Street is a haven for food enthusiasts. The vibrant market, held regularly, showcases local produce and artisanal goods. Additionally, the High Street hosts community events, festivals, and cultural celebrations throughout the year, fostering a strong sense of community spirit. Living near Ware's High Street ensures convenience, a vibrant social scene, and a charming ambiance right at your doorstep.





Accommodation Comprises:

Entrance Hall

Lounge/Diner

26'5 x 12'4

MAX POINTS

Kitchen

17'7 x 15'4

MAX POINTS

Study

13'0 x 6'0

Shower Room

8'2 x 6'0

Bedroom One

12'6 x 8'9

Bedroom Two

11'5 x 8'9

Bedroom Three

9'7 x 7'0

Bathroom

6'7 x 6'4

Garden

Driveway

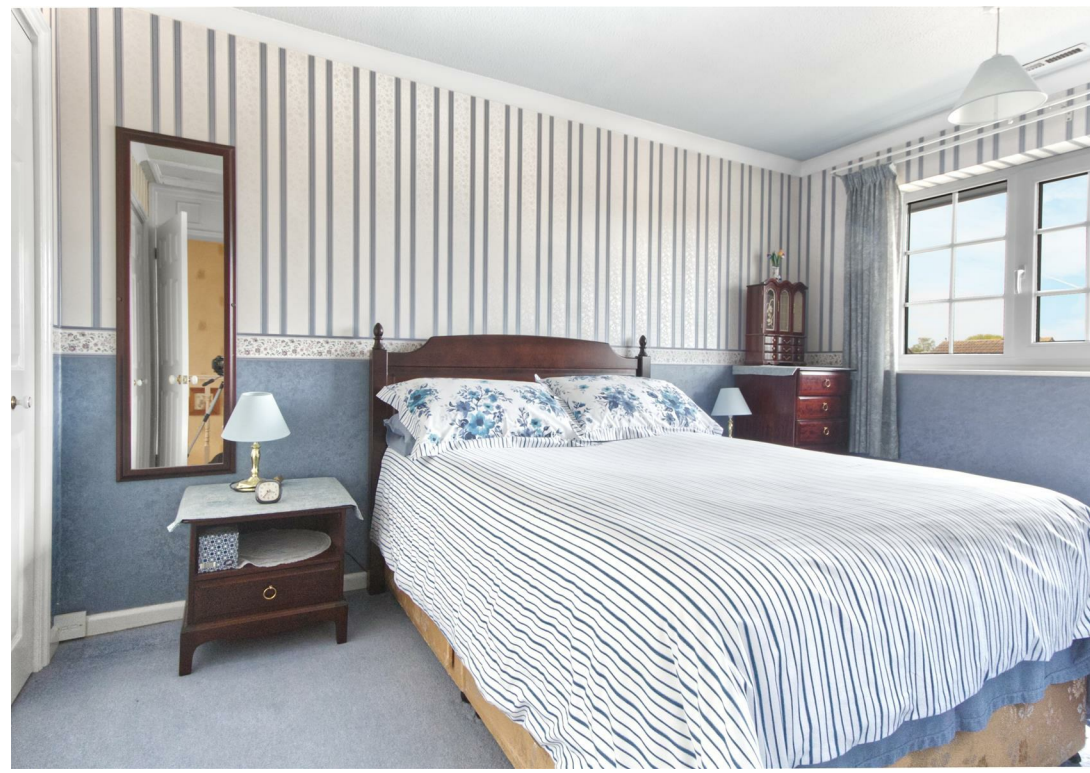
Garage

Council Tax Band

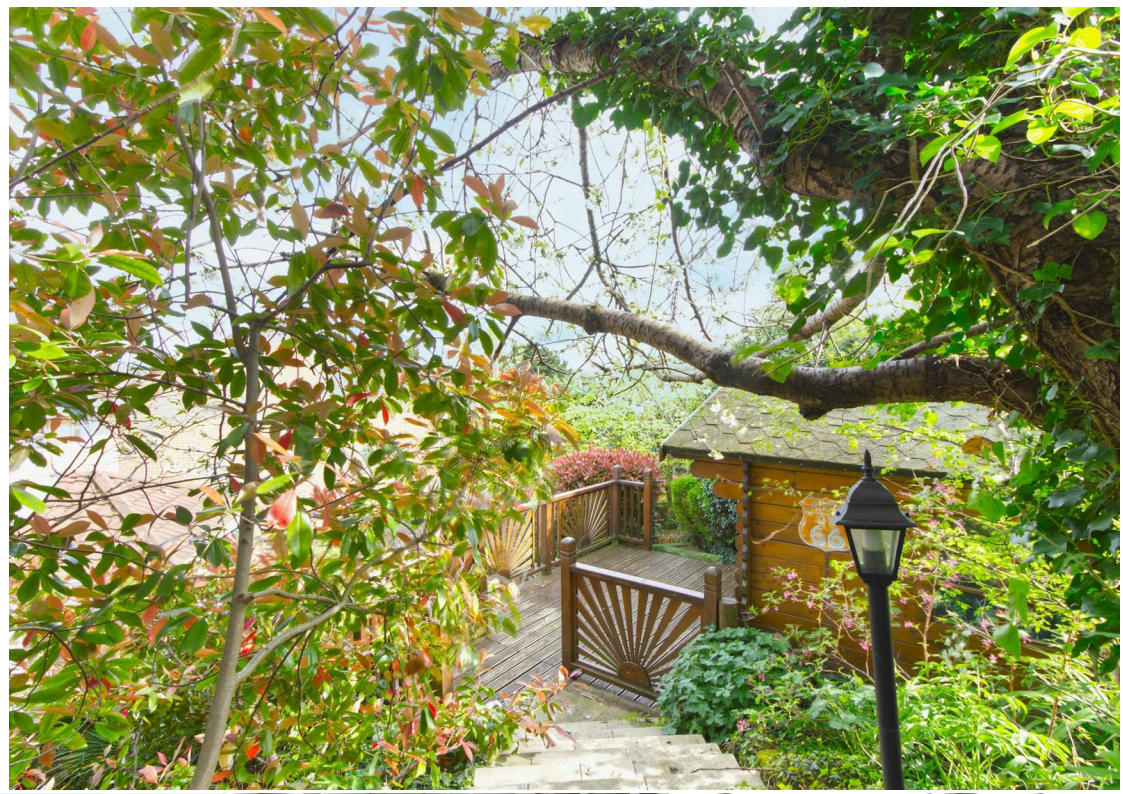
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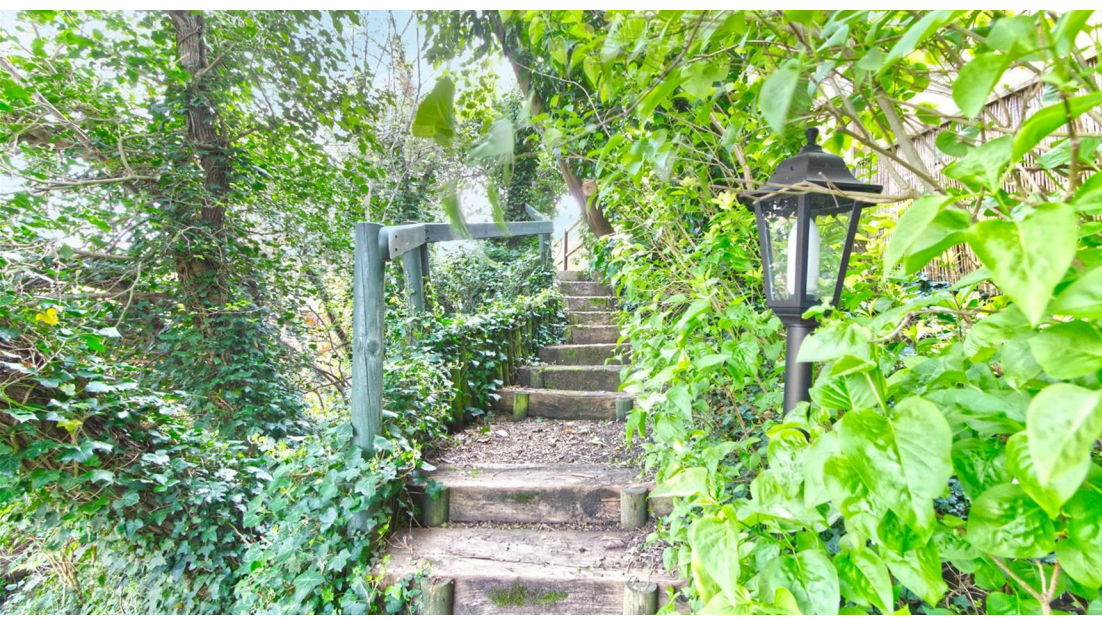
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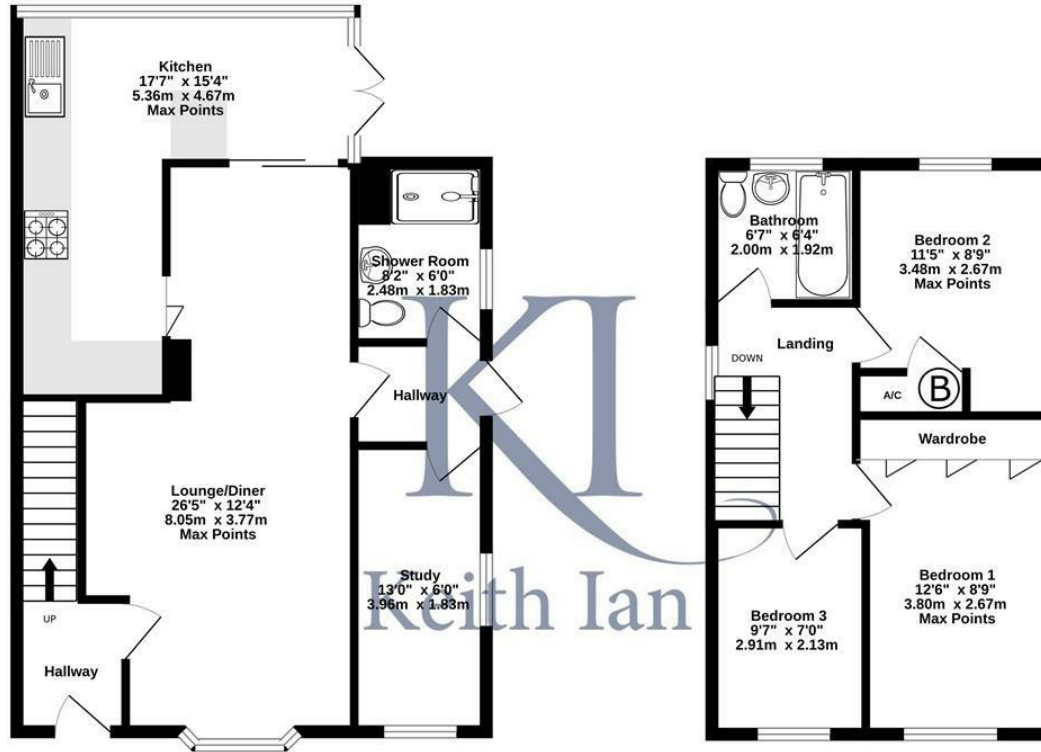






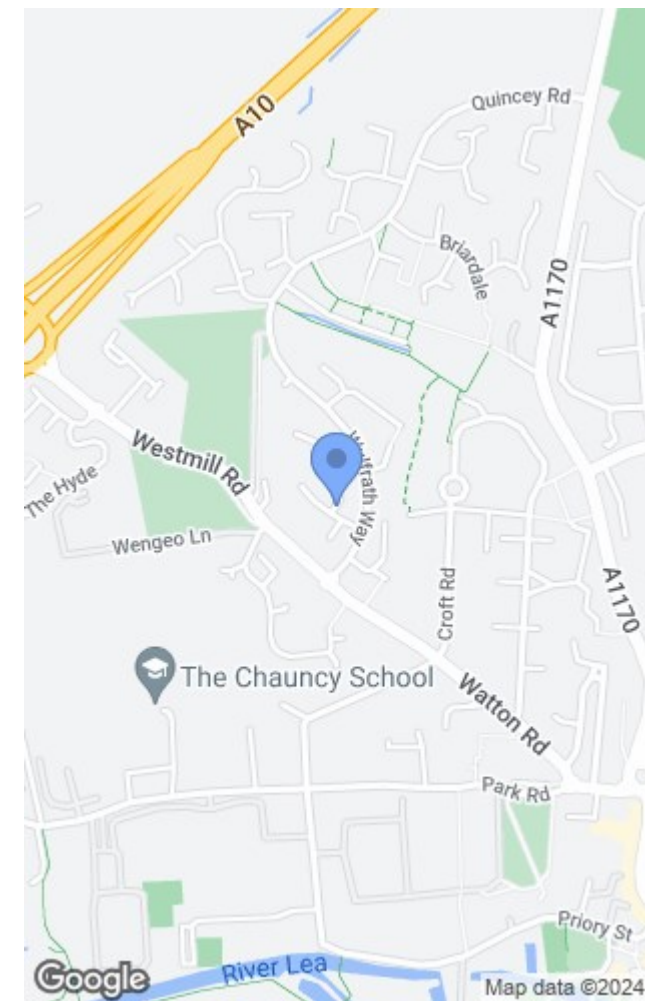
Ground Floor
651 sq.ft. (60.5 sq.m.) approx.

1st Floor
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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		

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



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 Managing Director Ian F. Robertson
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