



£550,000

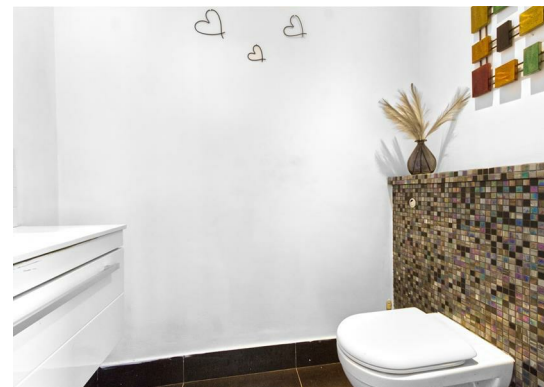
*Anchor Lane, Ware*



## Anchor Lane, Ware, SG12 0TG

Welcome to Anchor Lane, Wadesmill, Ware - a charming terraced house that offers the perfect blend of modern living and tranquil countryside views. This delightful property boasts four bedrooms, ideal for a growing family or those in need of extra space. Situated in a quiet location, this home provides a peaceful retreat. The modern interior is sure to impress, offering a stylish and comfortable living space for you and your loved ones to enjoy. One of the standout features of this property is its extension, providing even more room for you to relax and entertain guests with the picturesque countryside views.

Nestled in the heart of Hertfordshire, Wadesmill offers a refreshing escape from the everyday hustle. With its timeless architecture and tranquil atmosphere, this village provides a serene retreat for those seeking a change of pace. Wander its quaint streets, adorned with charming cottages and colorful gardens, and feel the pressures of modern life fade away. Whether you're enjoying a leisurely drink at the local pub or exploring the surrounding countryside, Wadesmill offers a welcome break from the fast-paced routines of city living.







**Accommodation Comprises:**

**Entrance Hall**

**Lounge**

20'6 x 13'5

**Kitchen/Diner**

23'7 x 19'8

Max points

**Downstairs W/C**

**Bedroom One**

15'5 x 10'9

**Bedroom Two**

12'7 x 9'4

**Bedroom Three**

13'6 x 8'2

**Bedroom Four**

8'9 x 7'2

**Bathroom**

10'10 x 9'9

Max Points

**Garden**

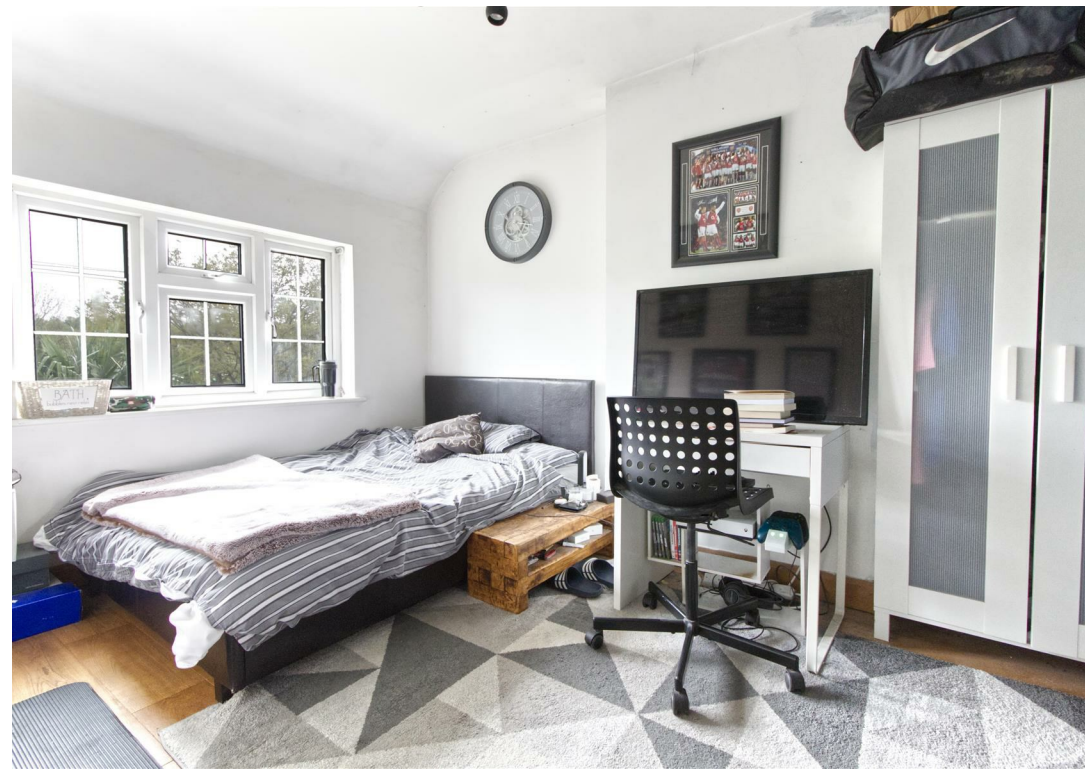
**Summer House**

**Council Tax Band**

Band C

**what3words**

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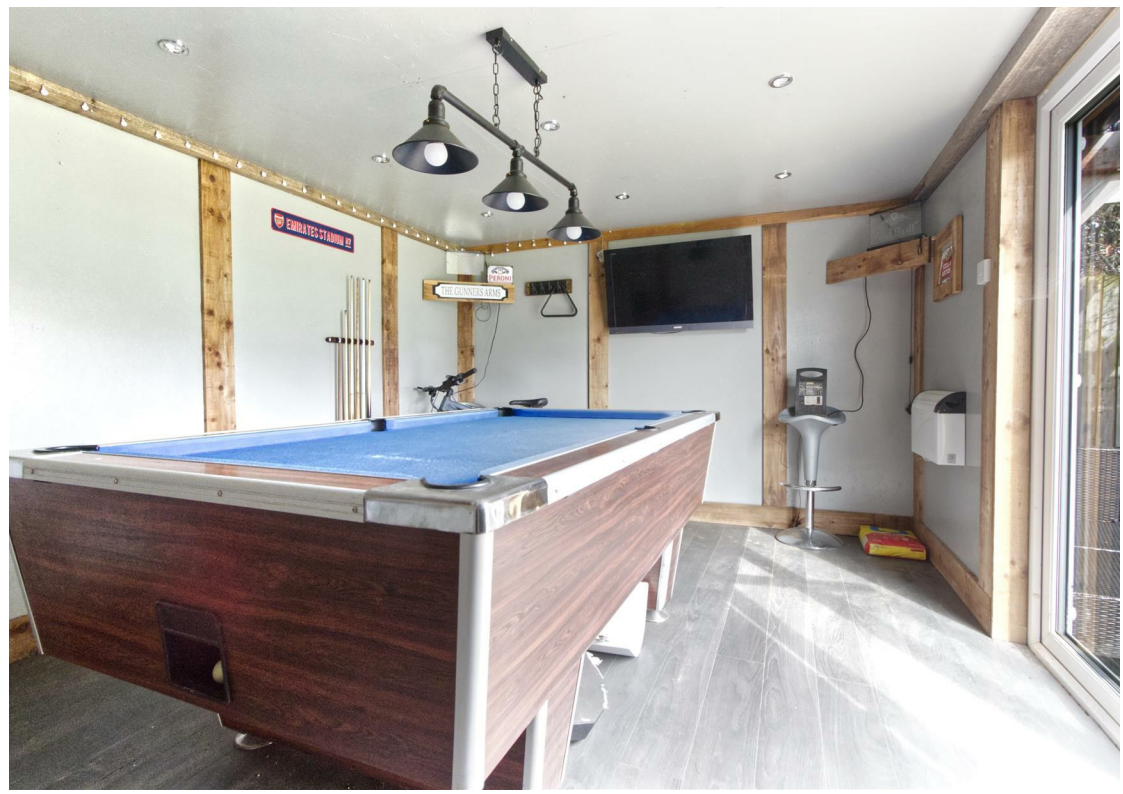






BE BRAVE  
DON'T IN FEARLESS  
DANGER IN THE SEA  
TO SURVIVE IN THE FUTURE  
WALK YOUR OWN PATH  
DON'T STOP TRYING





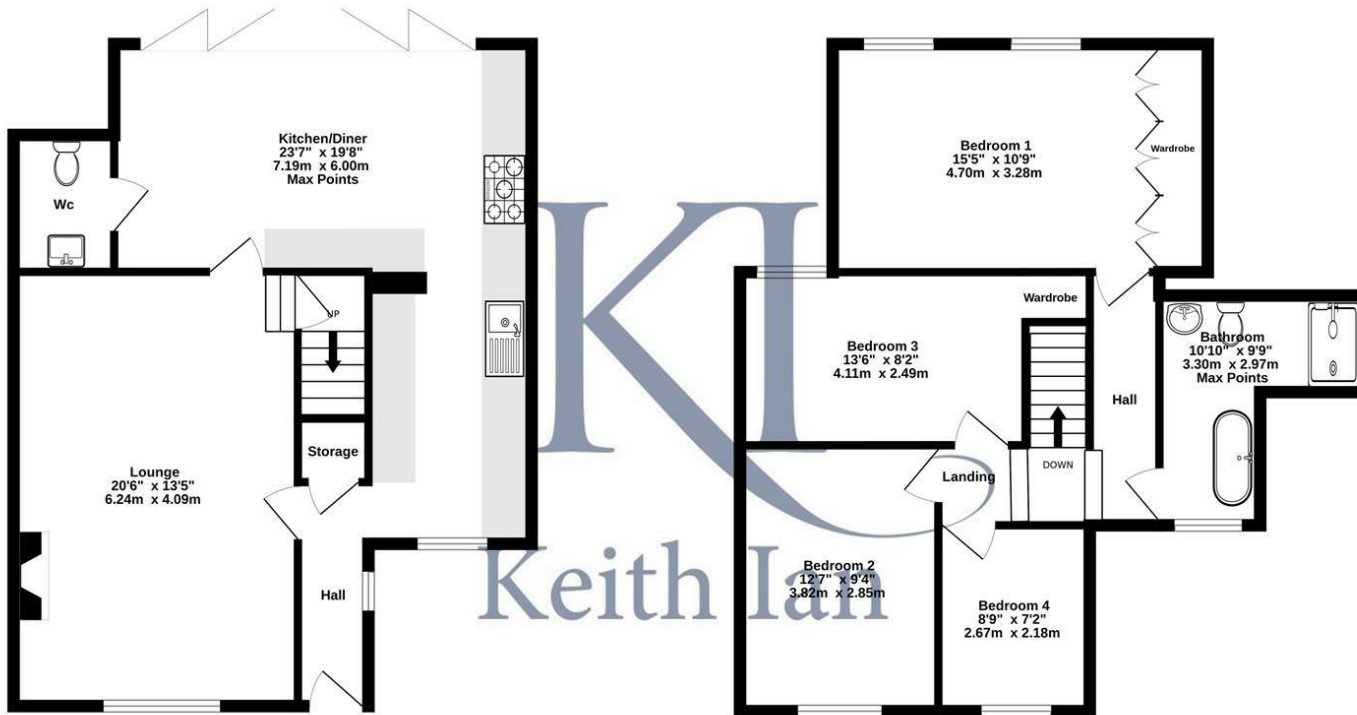






Ground Floor  
676 sq.ft. (62.8 sq.m.) approx.

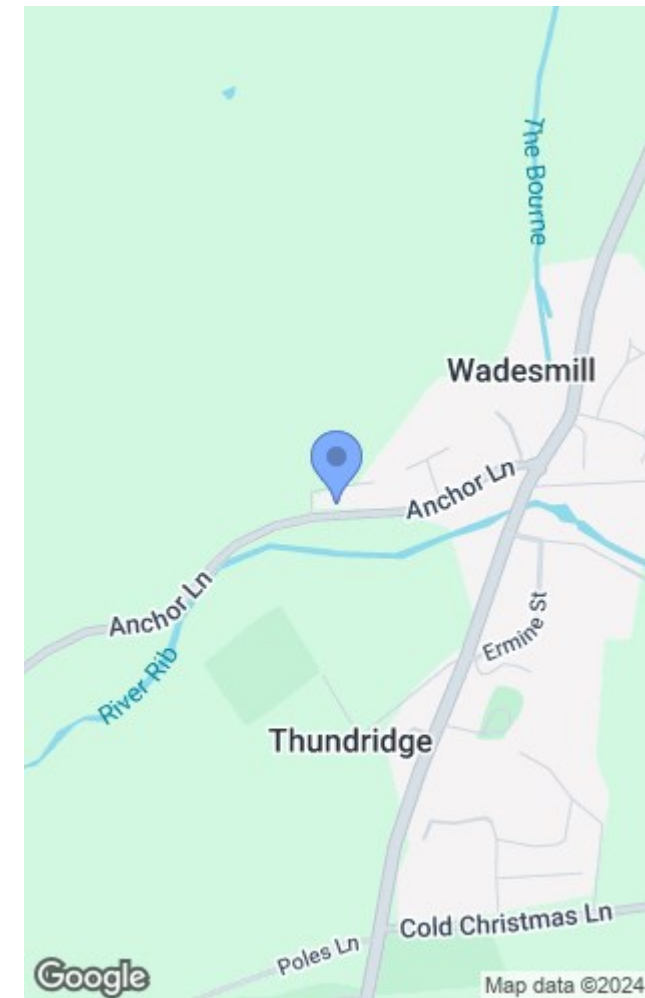
1st Floor  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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/fitments 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	99
(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	
57	
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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