



£700,000

Meadview Road, Ware

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Meadview Road, Ware, SG12 9JU

Keith Ian are delighted to offer for sale this 4 bedroom semi detached property located on the desirable South side of Ware. This property offers 2 reception rooms, kitchen and downstairs WC on the ground floor. On the first floor there are 4 good size bedrooms bathroom with separate WC and a shower room. To the exterior there is a driveway for 2 cars and a garage. The garden is a substantial size and offers plenty of space for the kids to burn off energy on those Spring/ Summer afternoons. For those who work from home there is a large Summerhouse meaning work and home life can be kept separate. The current owners have planning passed for a substantial single storey rear extension where plans can be viewed on the local authority web portal or hard copy drawings on a viewing.

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 comprising

Porch

Entrance Hallway

Lounge

17'11 x 11'8

Kitchen

11'4 x 10'9 max

Sitting Room

16'2 x 10'8

Inner Lobby

Downstairs WC

Stairs To First Floor

Bedroom One

16'2 x 10'8

Bedroom Two

11'8 x 10

Bedroom Three

11'11 x 7'1

Bedroom Four

11'8 x 7'7

Bathroom

Separate WC

Shower Room

Garage

Garden

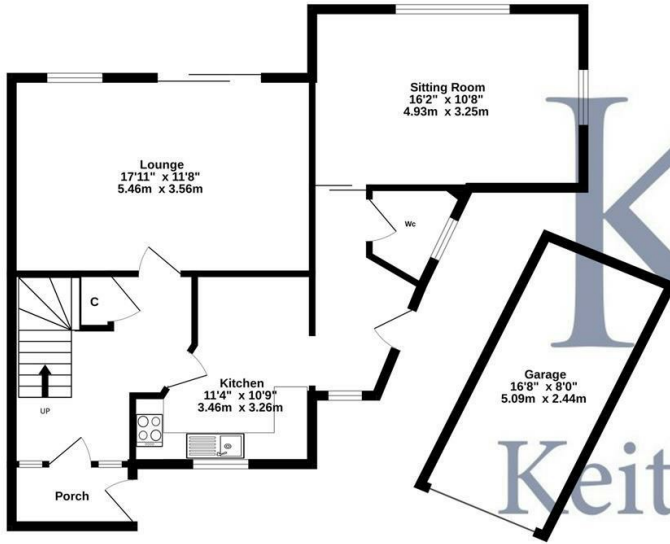




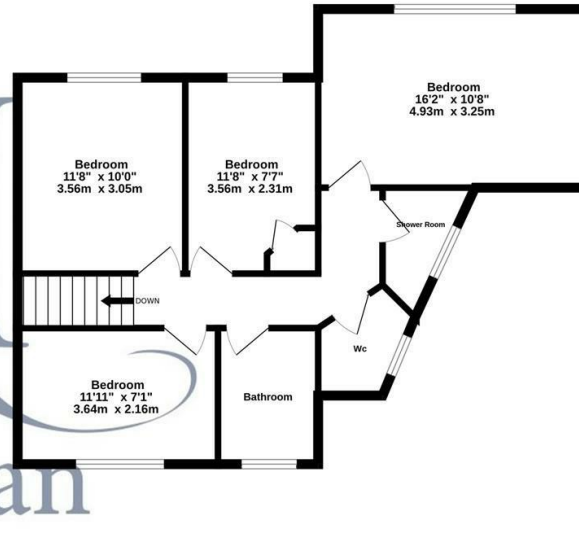




Ground Floor
825 sq.ft. (76.6 sq.m.) approx.



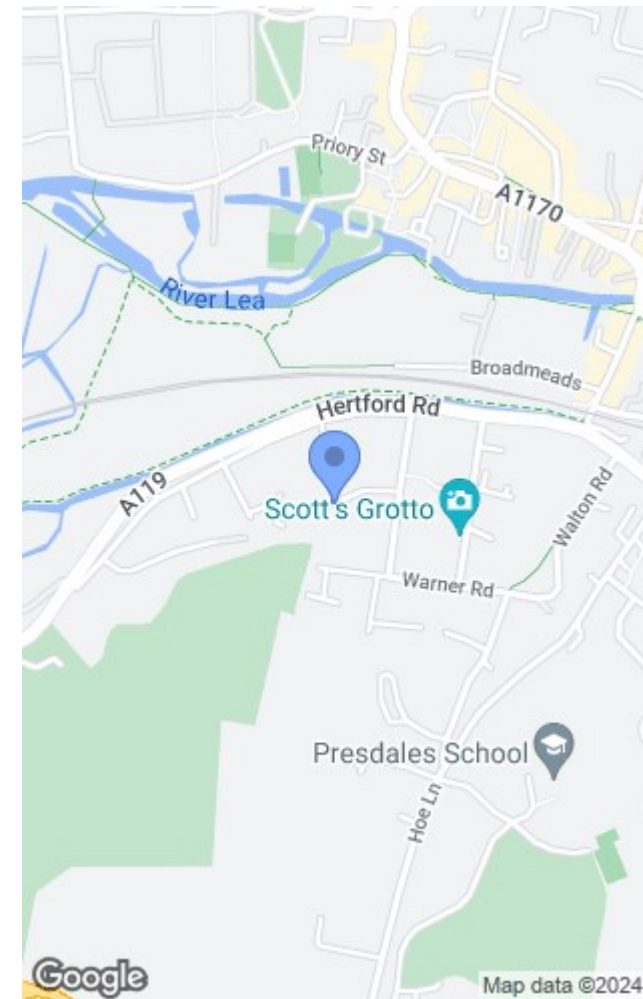
1st Floor
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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 not 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 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		74	57
	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		

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