



£650,000

Winton Road, Ware

Winton Road, Ware, SG12 7AY

Keith Ian are pleased to offer for sale this superb 4 bedroom semi detached house located in a desirable road not far from Ware town centre. This property has 2 reception rooms, a kitchen/ breakfast room with solid oak units and 4 well proportioned bedrooms. Other benefits are a utility room, downstairs WC, and an en-suite in the master bedroom. In addition there is a good size garden, larger than average garage and driveway for 2 cars with potential for more. If desired there is potential to extend STPP both to the rear or into the loft. Early Viewing is recommended.

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 1.0 mile 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





Accommodation Comprising

Entrance Hallway

Lounge

20 x 11 max

Dining Room

13'3 x 8'10

Kitchen/ Breakfast Room

20'11 x 8'1

Utility Room

Downstairs WC

Stairs To First Floor

Bedroom One

15'3 x 10'4 max

En-suite

Bedroom Two

11'4 x 10'3

Bedroom Three

11'11 x 8

Bedroom Four

8'10 x 8'6

Bathroom

Garage

Garden

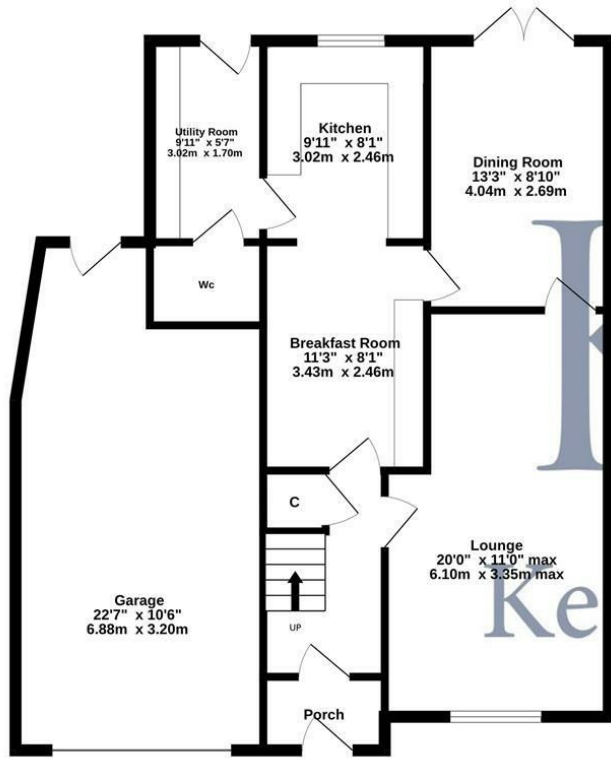




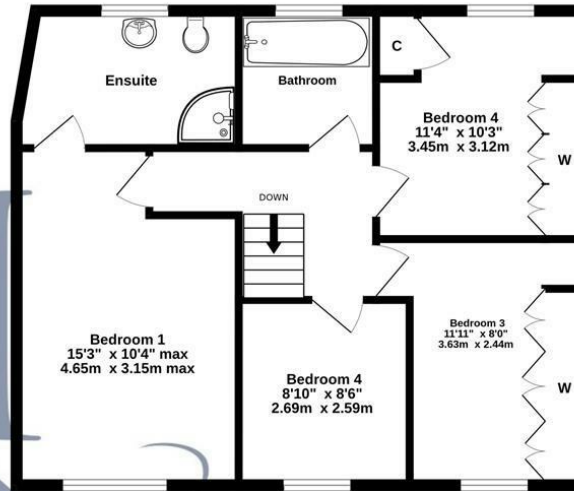




Ground Floor
930 sq.ft. (86.4 sq.m.) approx.



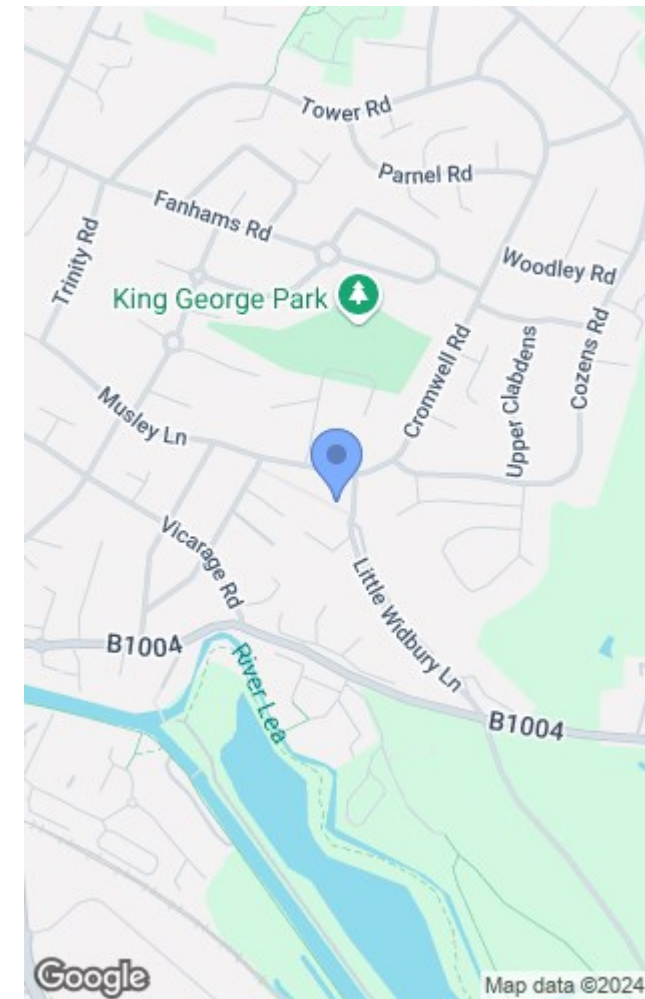
1st Floor
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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	
64	78
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	

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