



£950,000

Presdales Drive, Ware

KI

Presdales Drive, Ware, SG12 9NS

Keith Ian are delighted to offer this rarely available detached bungalow located on one of Ware's most desirable South side locations. Comprising FOUR bedrooms, two reception rooms, kitchen, large conservatory plus a bathroom and shower room. In addition there is a DOUBLE GARAGE with games room/office above, parking for several vehicles, an indoor 20ft SWIMMING POOL with changing area and a sauna. The private West facing rear garden is mainly laid to lawn with well kept mature shrubs and borders.

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.

Presdales School is located just 0.4 miles from the property and Ware's mainline station is 0.3 miles away which 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.





Entrance Lobby

Entrance Hall

With high ceilings and a dormer providing natural light, oak and ebony parquet flooring.

Lounge

24'2 x 15'3 max points

Windows to multiple aspects, fireplace, door to conservatory, oak and ebony parquet flooring.

Kitchen

15'5 x 12'5

Range of fitted wall and base units with marble worktops over, integrated appliances, breakfast bar, tiled floor.

Conservatory

30 x 9'2

Dual aspect with views over the garden, door to utility area.

Bedroom One

15'3 x 12

Window

Bedroom Two

12'7 x 12

Window

Bedroom Three

12 x 10'5

Window

Bedroom Four

15'10 x 6'10

Window

Study

5'7 x 4'

Bathroom

Porthole window, panel enclosed bath, sink, wc, tiled floor.



Shower Room

Window, shower cubicle, sink, wc, tiled floor.

Garage

22'3 x 14'10

Up and over door, power and lighting, window

Room Over Garage

Stairs from the rear garden, power, lighting, velux window, porthole window.

Pool House

30' x 16'8

With a 20ft x 10ft heated swimming pool with cover

Changing Area

Sauna

Rear Garden

West facing mainly laid to lawn with well manicured mature plant and shrub borders.

Council Tax

Band F

Annual cost for 2022/23 £3014.65

what3words

///crops.chairs.rainy











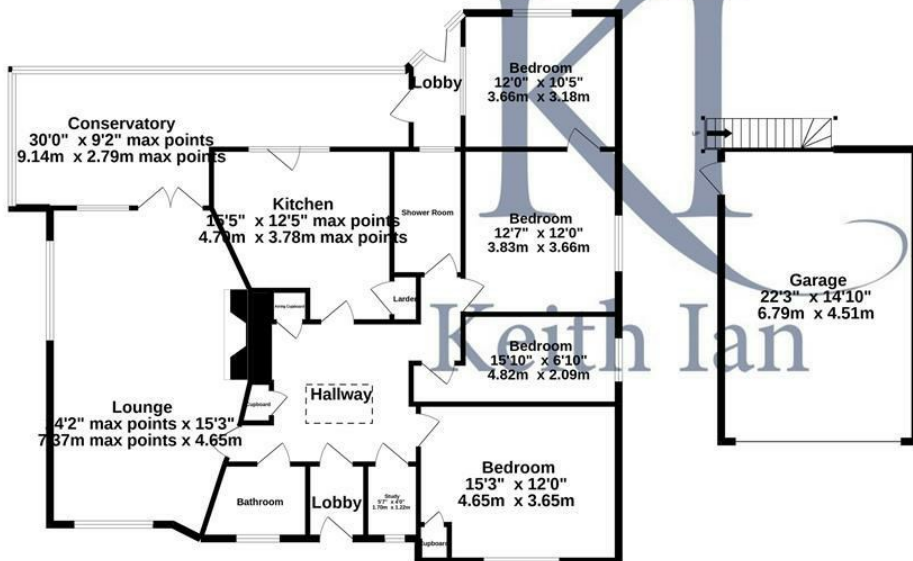
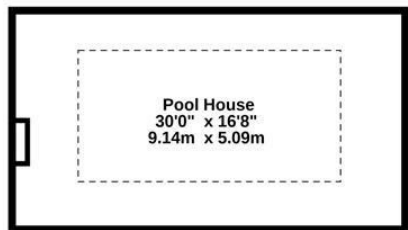






Ground Floor
2485 sq.ft. (230.9 sq.m.) approx.

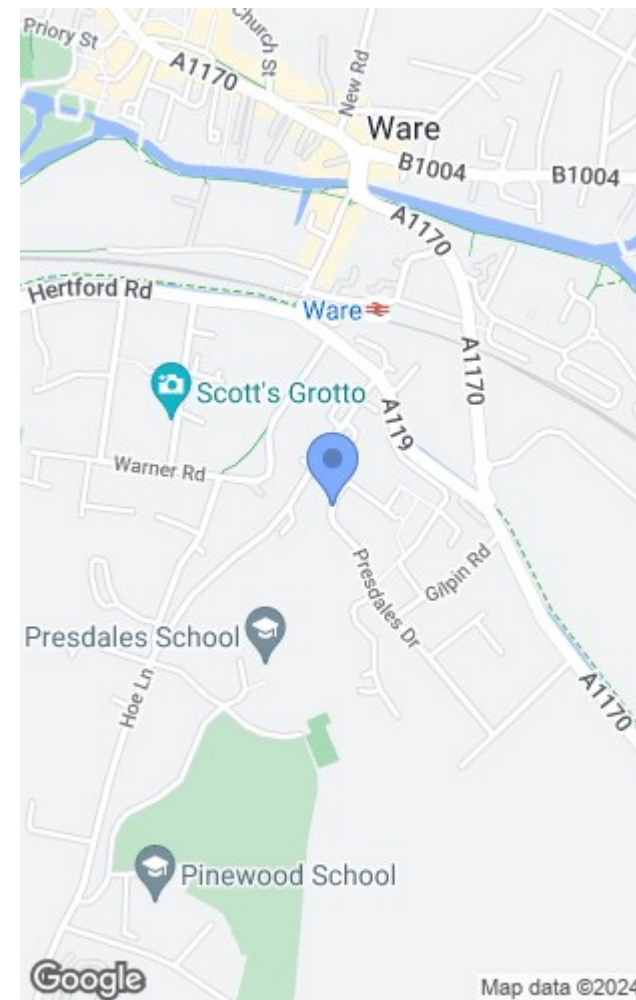
1st Floor
186 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 2671 sq.ft. (248.1 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	

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