



£475,000

Munden Road, Dane End

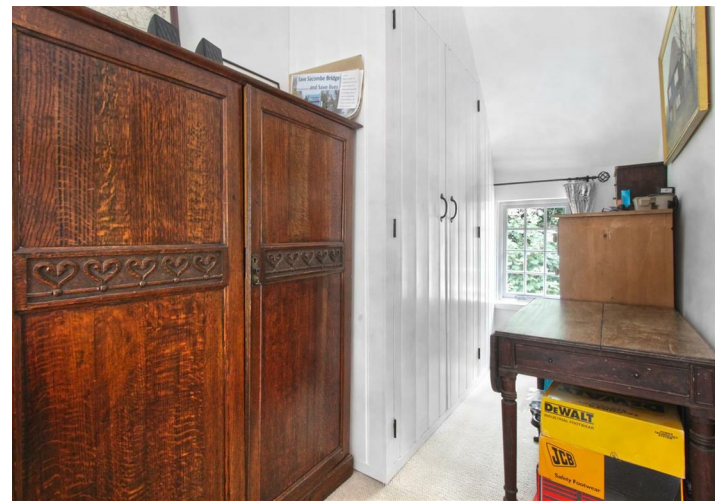


Munden Road, Dane End, SG12 0LH

Located in the heart of Dane End, and just a few miles from Ware Town Centre, Keith Ian are delighted to bring to market this Grade II listed three bedroom character cottage. Full of period features including a fire place with log burner and exposed beams throughout. Offering a well proportioned kitchen and lounge/diner to the ground floor plus three bedrooms and bathroom to the first. There is a rear garden with shed and space for seating. Other benefits include side access and an air source heat pump.

Dane End, situated near Ware in Hertfordshire, offers a peaceful retreat amidst picturesque countryside surroundings. This charming village boasts a timeless appeal, with traditional architecture and a close-knit community atmosphere. Residents of Dane End enjoy the tranquillity of rural living while still being within easy reach of the amenities and conveniences of nearby Ware. Surrounded by scenic walking trails and nature reserves, Dane End is perfect for outdoor enthusiasts seeking to explore the beauty of the English countryside. With its idyllic setting and friendly ambiance, Dane End provides a serene and inviting environment for those looking to escape the hustle and bustle of city life.

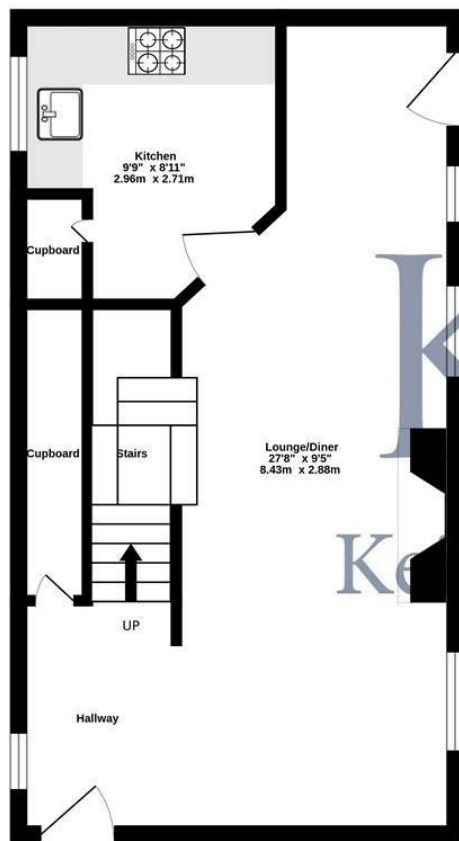




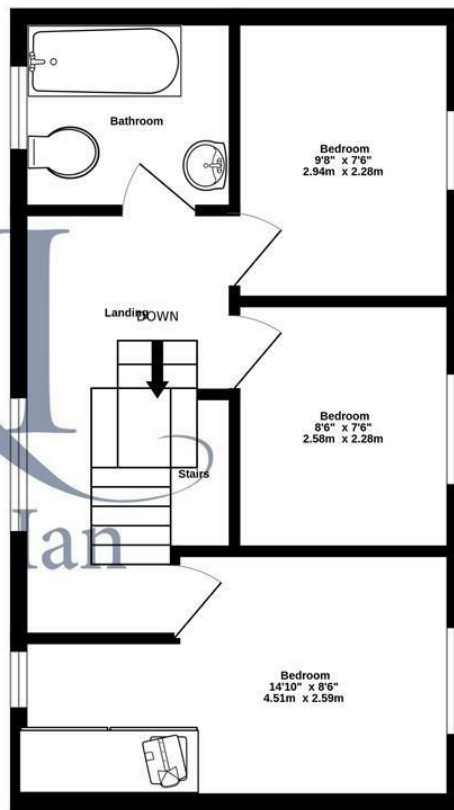




Ground Floor

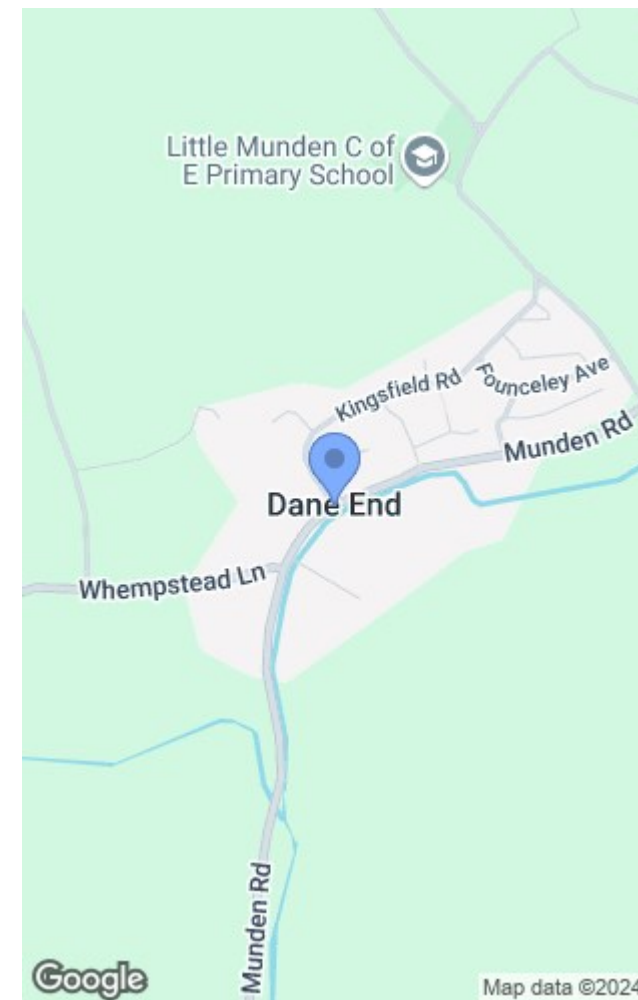


1st Floor



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			
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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