



£850,000

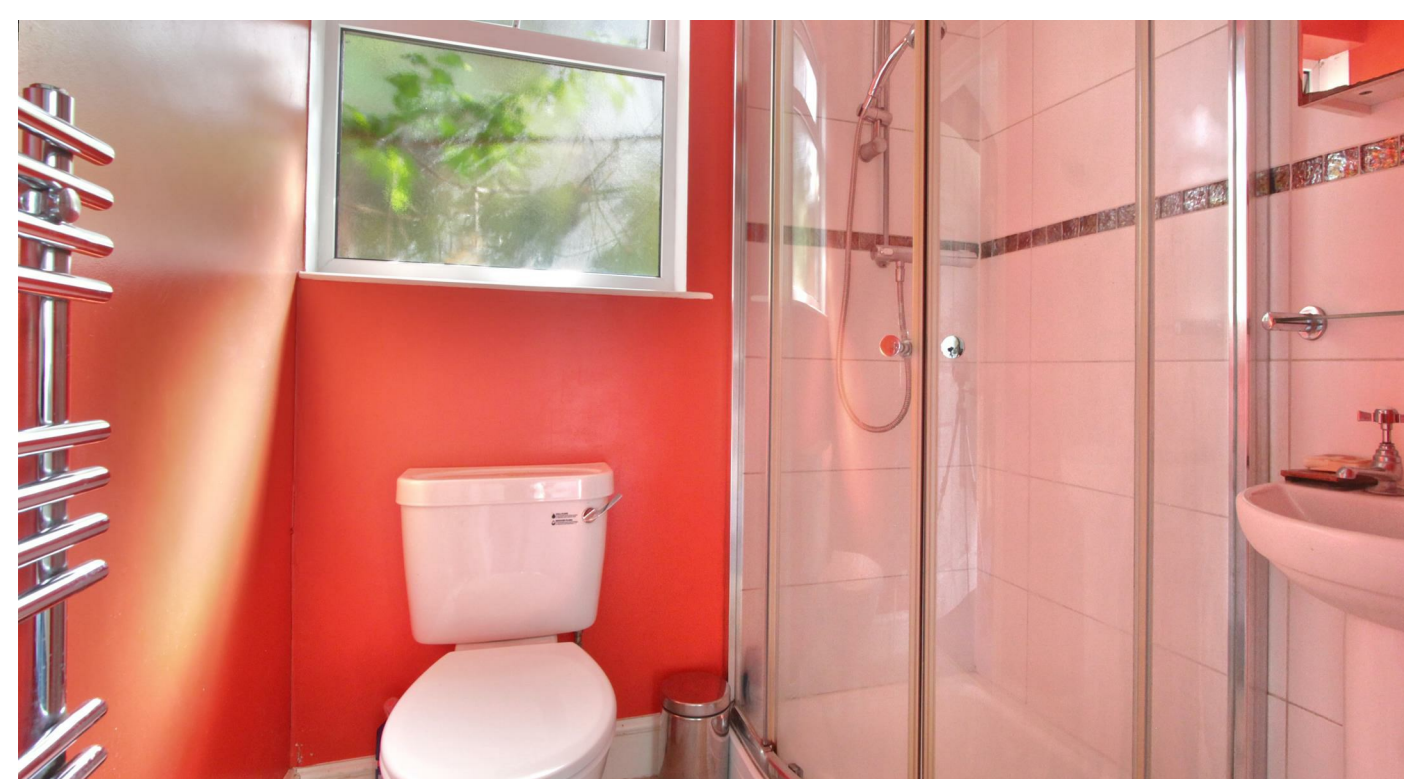
*High Oak Road, Ware*

## High Oak Road, Ware, SG12 7PD

Keith Ian are delighted to bring to market this detached 4/5 bedroom bungalow in Ware. The property offers spacious living accommodation in the form of a kitchen/dining room and oversized lounge. As well as a sizable 4-piece family bathroom, 5 well proportioned bedrooms; one of which is currently used as a study, whilst bedroom one has an additional walk-in wardrobe/dressing room and en-suite. To the exterior of the property is a double driveway as well as a front, side and rear matured garden. Further benefits include full double glazing, gas central heating and being just 0.8 miles to Ware train station, and less to the main High Street.

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 cosy 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 ambience right at your doorstep.





**Accommodation Comprises:**

**Entrance Hall**

**Lounge**

28'7 x 17'3

**Kitchen/Diner**

26'7 x 11'11

**Bedroom One**

11'11 x 11'6

**Dressing Room/Walk-in Wardrobe**

8'5 x 6'5

**En-Suite**

**Bedroom Two**

11'10 x 11'6

**Bedroom Three**

11'11 x 10'7

**Bedroom Four**

12'10 x 8'6

**Bedroom/Study**

12'10 x 6'8

**Bathroom**

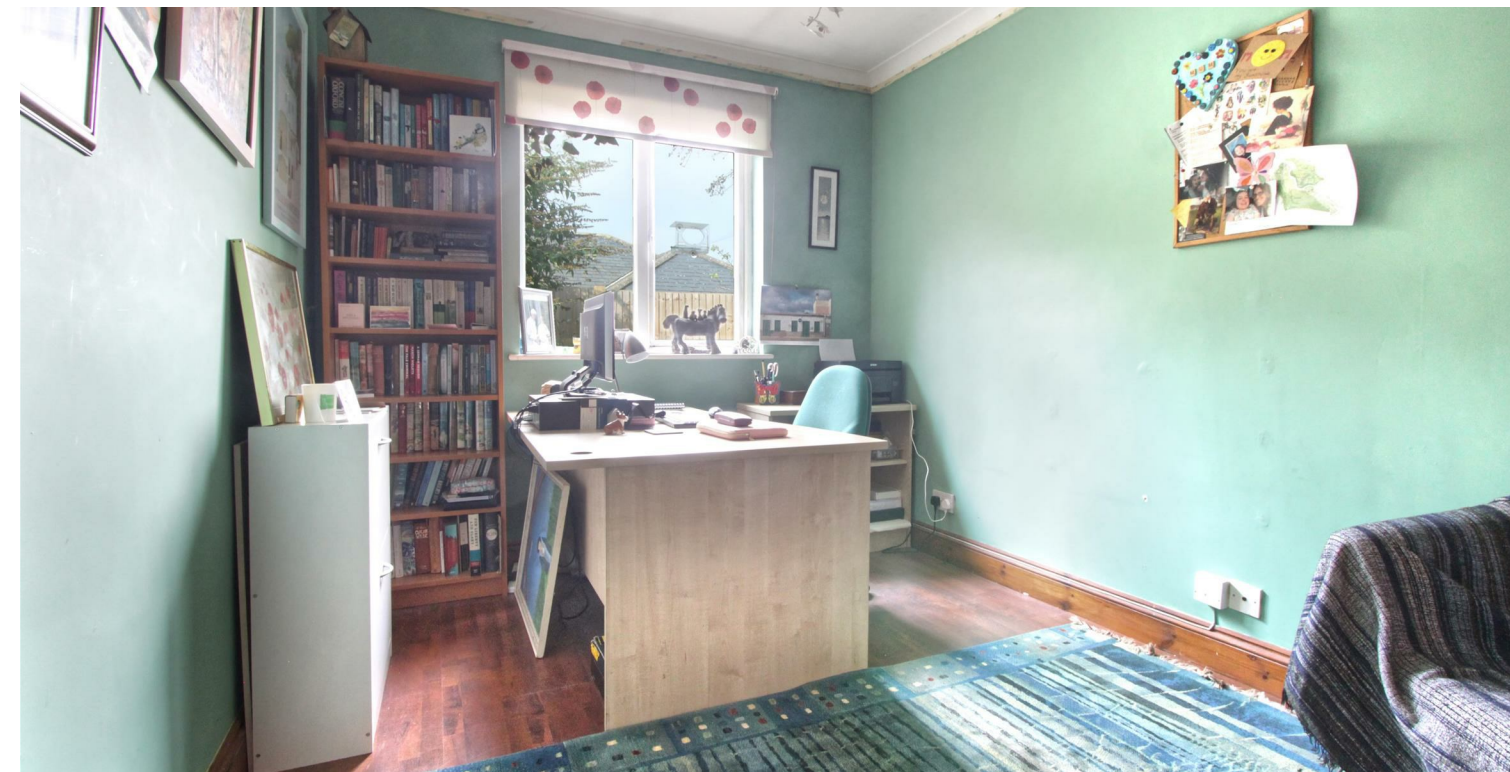
**Front, Side & Rear Garden**

**Driveway**

**what3words**

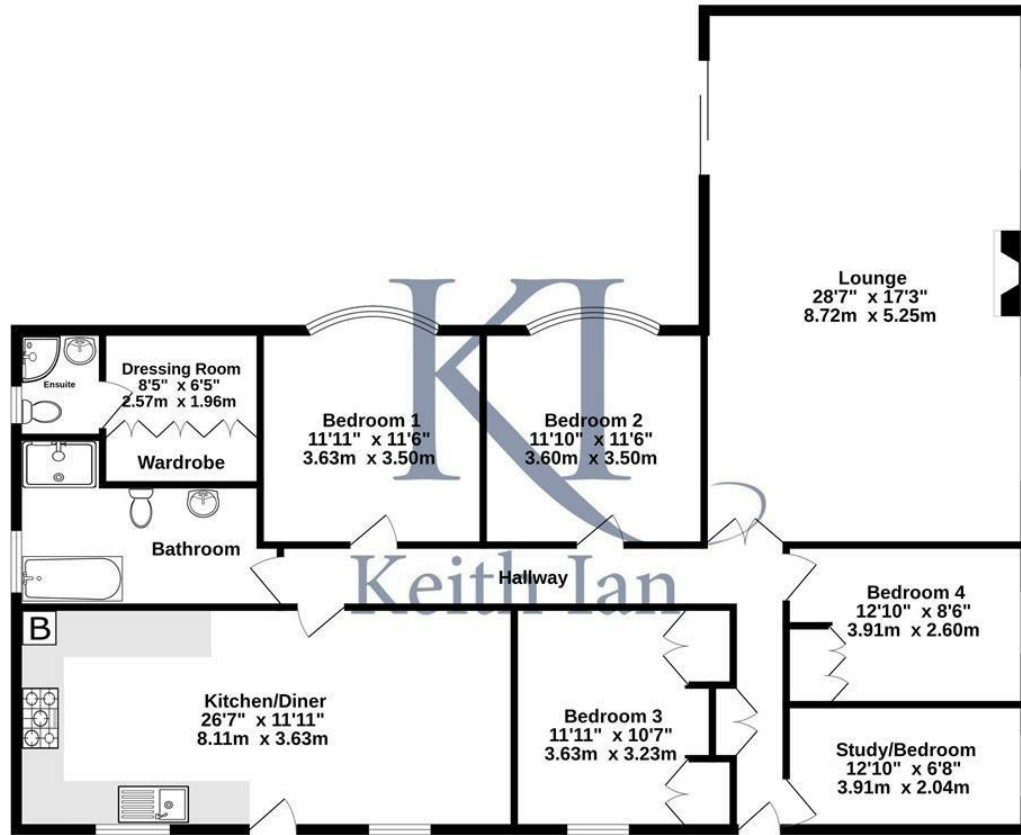
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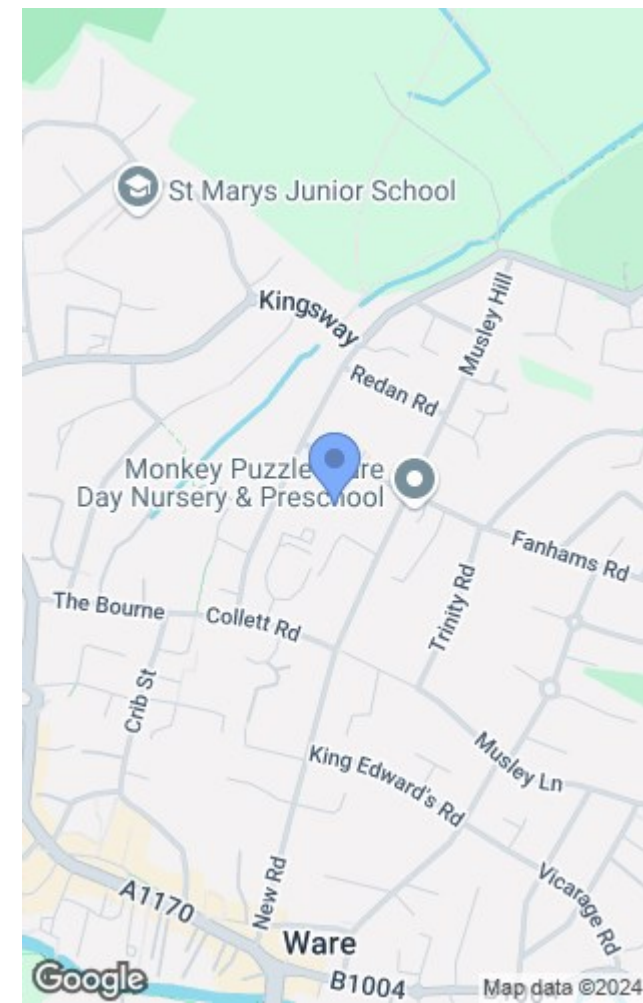
Ground Floor  
1739 sq.ft. (161.6 sq.m.) approx.



TOTAL FLOOR AREA: 1739 sq.ft. (161.6 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 is given 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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