



Westmill Road, Ware

£425,000 Freehold

CHAIN FREE • 2 Bedrooms • In Need of Renovation • Potential to Extend (STPP) • Large Side & Rear Garden • Garage & Driveway • Side Access • Cul-De-Sac Location



Accommodation Comprises:

Porch

Entrance Hall

Lounge/Diner

15' 8" x 12' 0" (4.78m x 3.66m)

Kitchen

9' 10" x 7' 11" (3.00m x 2.41m)

Bedroom One

11' 6" x 11' 5" (3.51m x 3.48m)

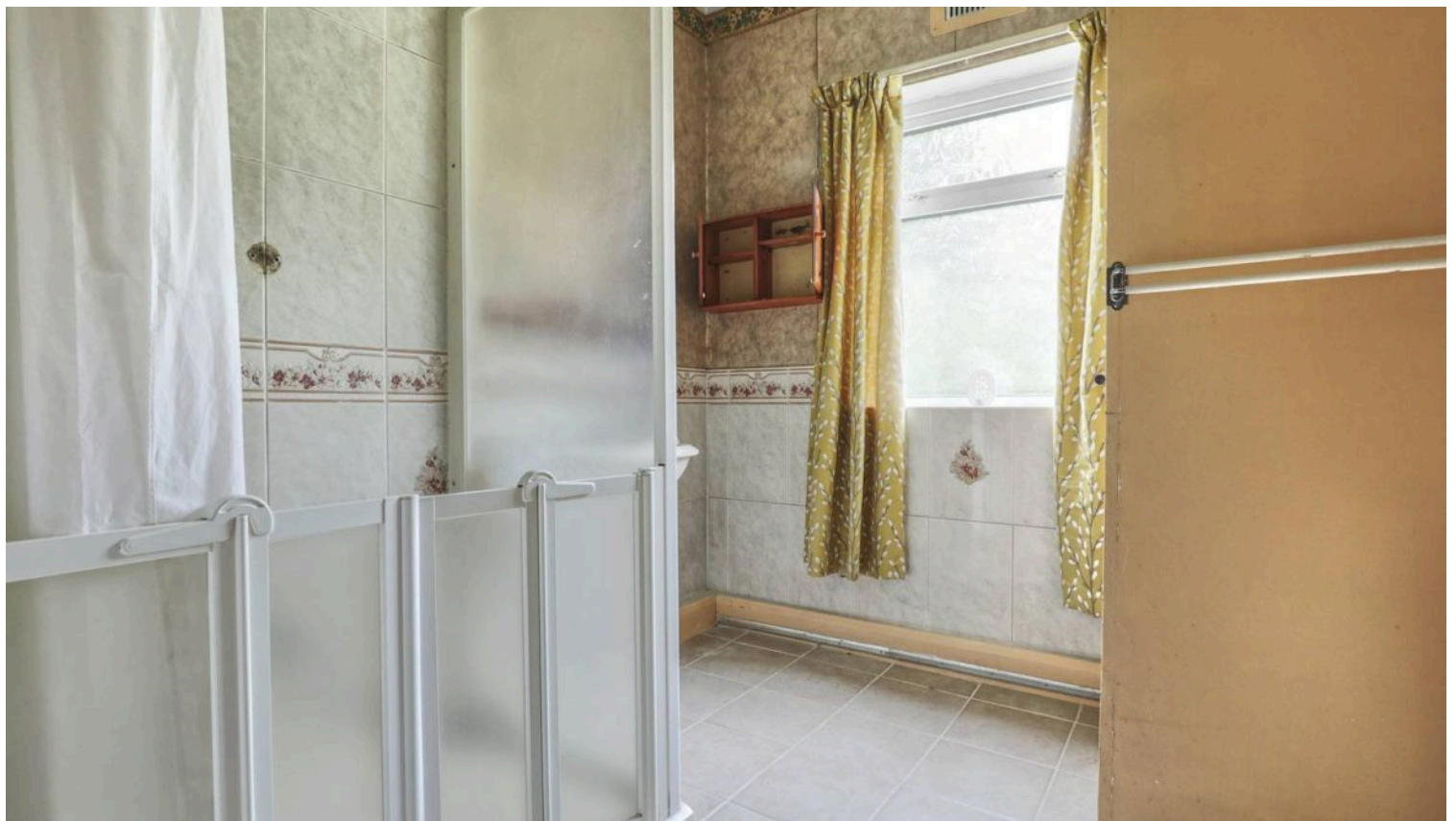
Bedroom Two

11' 6" x 11' 2" (3.51m x 3.40m)

Shower Room

7' 10" x 7' 2" (2.39m x 2.18m)

w/c





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Keith Ian are pleased to offer this CHAIN FREE semi-detached bungalow with 2 bedrooms, presenting a fantastic renovation opportunity. This property boasts the potential to extend (STPP), making it an ideal blank canvas for those looking to create their dream home. With a large side and rear garden, garage, driveway, and side access, there is ample space for outdoor activities and vehicle parking. Nestled in a peaceful cul-de-sac location, this property offers a serene escape from the hustle and bustle.

Ware is a beautiful town in Hertfordshire, offers an exceptional lifestyle centred around its vibrant and welcoming High Street. Living close to this bustling hub brings the perfect mix of convenience and charm, with a wide range of independent shops, boutique stores, and local businesses offering something for everyone. Whether you're enjoying a coffee at a cosy café, catching up with friends at a traditional pub, or dining out at one of the many restaurants serving cuisines from around the world, there's always something to explore. The regular market adds to the appeal, showcasing fresh local produce and unique artisanal goods. Throughout the year, the High Street comes alive with community events, festivals, and celebrations, creating a warm and inclusive atmosphere for all ages.

With excellent transport links, including a train station offering direct services to London in under 45 minutes, and a variety of highly regarded schools nearby, Ware is the perfect choice for families and commuters alike. Combining modern amenities with timeless character, it's a fantastic place to enjoy a vibrant and fulfilling lifestyle.

Early viewing recommended.

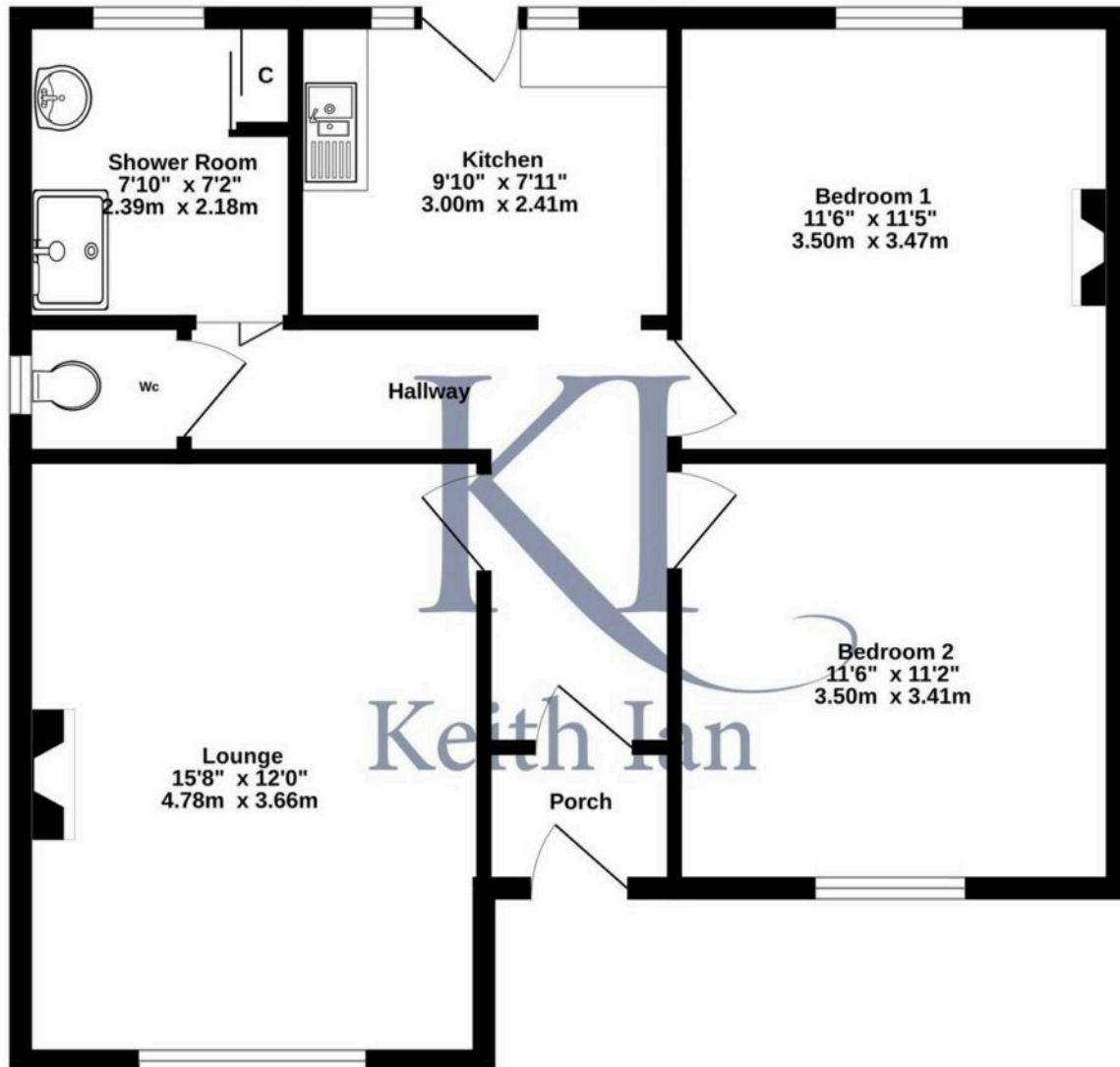
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Ground Floor
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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