





Coltsfoot Road, Ware, SG12 7NW

Westwood Leber is thrilled to present this exceptional three-bedroom semi-detached family home, perfectly situated in a quiet cul-de-sac in Ware. The property has been fully refurbished by the current owners, including a new boiler, complete re-wiring, and a beautifully landscaped rear garden.

The rear garden is a standout feature, designed on two levels with a combination of patio and artificial grass for easy maintenance. The upper level even includes a practice putting green, adding a unique touch to the outdoor space.

At the rear of the property, you'll find two impressive outbuildings. The detached, converted garage has been transformed into a functional space with a fully plumbed W/C, utility area, and ample storage. The highlight of the property, however, is the contemporary Bar/Studio, a versatile space that enhances the living experience and must be seen to be fully appreciated. The property also boasts a spacious front driveway with parking for multiple vehicles and is equipped with an EV charging point.

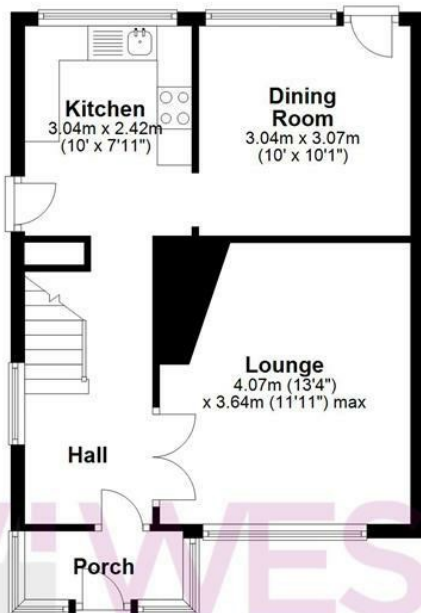


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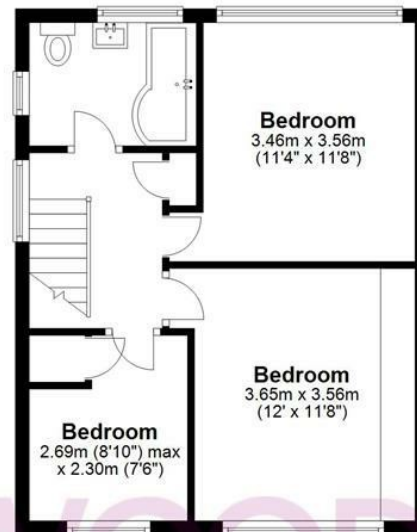
Ground Floor

Approx. 46.2 sq. metres (496.8 sq. feet)



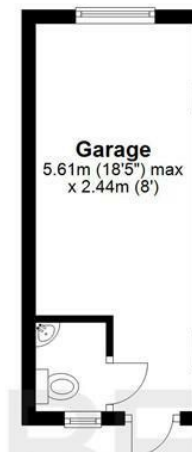
First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



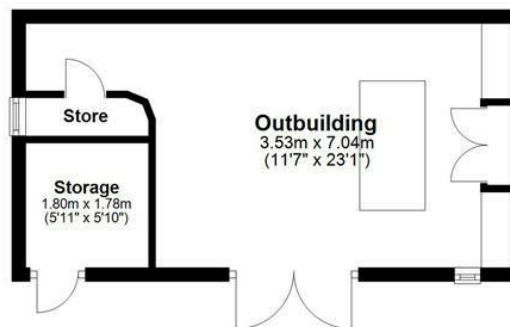
Garage

Approx. 13.7 sq. metres (147.3 sq. feet)



Outbuilding

Approx. 24.9 sq. metres (267.6 sq. feet)



Total area: approx. 125.0 sq. metres (1345.9 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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