







## Watton Road, Ware, SG12 0AY

Westwood Leber is thrilled to present this truly exceptional three-bedroom Victorian home, ideally located within walking distance of Ware town centre. This stunning property has been tastefully updated and extensively improved by the current owners, offering outstanding living accommodation that perfectly blends modern comforts with a wealth of original character features.

A standout feature of the home is the fabulous open-plan kitchen and family room, complete with bi-fold doors that open onto a beautifully maintained rear garden ideal for both entertaining and everyday living. The accommodation is arranged over three floors and includes a ground floor W/C, a utility area, a separate living room, two generously sized first-floor bedrooms, a stylish family bathroom, and a fantastic master bedroom with a luxurious en-suite on the top floor.

Watton Road enjoys a highly convenient location, just a short stroll from Ware's vibrant High Street, which offers a range of independent shops, cafés, restaurants, and everyday amenities. Perfect for commuters, Ware Train Station is within easy reach and provides regular services to London Liverpool Street. The nearby River Lea towpath offers picturesque walking routes, while Priory Park provides a beautiful green space to relax and unwind. An internal viewing is highly recommended to truly appreciate everything this exceptional home has to offer.



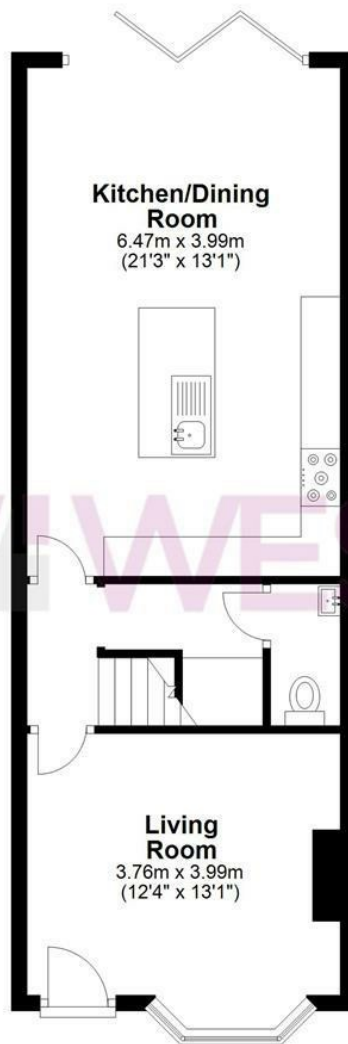


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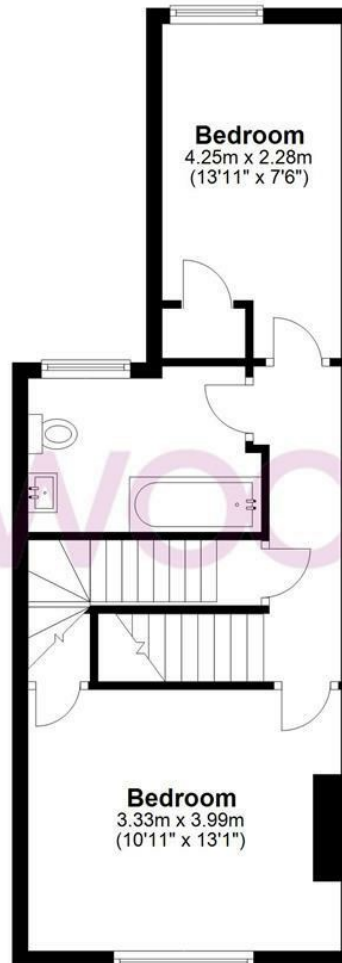
### Ground Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



### First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



### Second Floor

Approx. 22.5 sq. metres (242.7 sq. feet)



Total area: approx. 109.1 sq. metres (1174.8 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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