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## Heath Drive, Ware

A substantial detached bugalow, with large mature gardens, that offers buyers great potential for modernisation and improvement, in an excellent location, a short walk from two popular schools. No chain.

**£475,000**

01992 87 85 80

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### Overall Description

This substantial semi-detached bungalow does need some internal modernisation, but offers buyers a great opportunity to create a large and modern family home in an excellent quiet edge of town location, that is just a short walk from two popular schools and a row of local shops. The property currently has two double bedrooms, a bathroom, separate cloakroom, sitting room, large conservatory and kitchen, but there may be scope for further extension should you so desire, subject to the usual consents. The property sits in a large plot with long driveway, car-port, garage and scope to make more off-street parking in the attractive front garden, should you wish. The bungalow has magnificent large back gardens with a number of outbuildings, so is ideal for entertaining or to provide outside space for a growing family. This property is being sold with no onward chain and viewing is highly recommended. Please call to book in for the Open House from 10am to 11am on Saturday 27th July.

### Location

The property is located in a quiet residential location towards the northern edge of the popular and picturesque Hertfordshire town of Ware. The St Marys Junior School and Kingshill Infant School are both a short walk down the road and there are other good schools in the area including the Chauncy School, Larkspur Academy and Presdales. There is a handy row of local shops just down the road and Ware town centre, a ten to fifteen minute walk away, has a very good range of local shops, restaurants, pubs and other amenities. Ware railway station has regular services to London Liverpool Street (in around 45 minutes) and the A10 offers easy access to north London and the M25. Ware is a thriving local community with plenty of sporting, leisure and social activities. The Wodson Park Sports Centre is close-by with its running track, football club, gym, badminton courts, children's play area and cafe. The town is surrounded by beautiful Hertfordshire countryside with plenty of riverside and rural walks and cycle paths to explore, including the River Lea with its tow path, as well as walks along the New River into the King's Meads Nature Reserve.

### Accommodation

From the driveway the front door leads into the:

#### Entrance Porch 5'10 x 4' (1.78m x 1.22m)

Two windows to front. Storage cupboard. Cupboard housing electrics. Door to:

#### Kitchen 11'2 x 8'3 (3.40m x 2.51m)

Window to side. Kitchen units with roll-top worksurfaces and one and a half bowl ceramic sink. Eye-level oven and gas hob. Extractor fan. Space for fridge/freezer. Space and plumbing for washing-machine. Space for dishwasher. Wall-mounted Worcester gas-fired boiler. Tiled walls. TV aerial point. Airing cupboard with factory-lagged hot water cylinder and wooden-slatted shelving. Loft hatch. Radiator.

#### Inner Lobby 6'4 x 4'1 (1.93m x 1.24m)

Vinyl Floor.

#### Bedroom One 20'3 x 12'1 (6.17m x 3.68m)

Window to front. Fireplace with wooden mantel (closed). Fitted wardrobe units with cupboards over. Fitted bedside cupboards and dresser. Storage cupboard with shelving. Radiator.

#### Bedroom Two 10'11 x 9'10 (3.33m x 3.00m)

Window to rear. Radiator.

#### Bathroom 5'5 x 4'9 (1.65m x 1.45m)

Frosted window to side. Panel bath with shower attached. Wash-hand basin. Vinyl floor. Radiator.

#### Cloakroom 5'6 x 2'7 (1.68m x 0.79m)

Frosted window to side. Low-level WC.

#### Sitting Room 14'8 x 10'4 (4.47m x 3.15m)

Exposed timber beams. TV aerial point Radiator. Double-doors to:

#### Conservatory 16'11 x 9'11 (5.16m x 3.02m)

Upvc construction on a brick base. Electric light and power. Wood-effect laminate floor. Two radiators.

### Outside

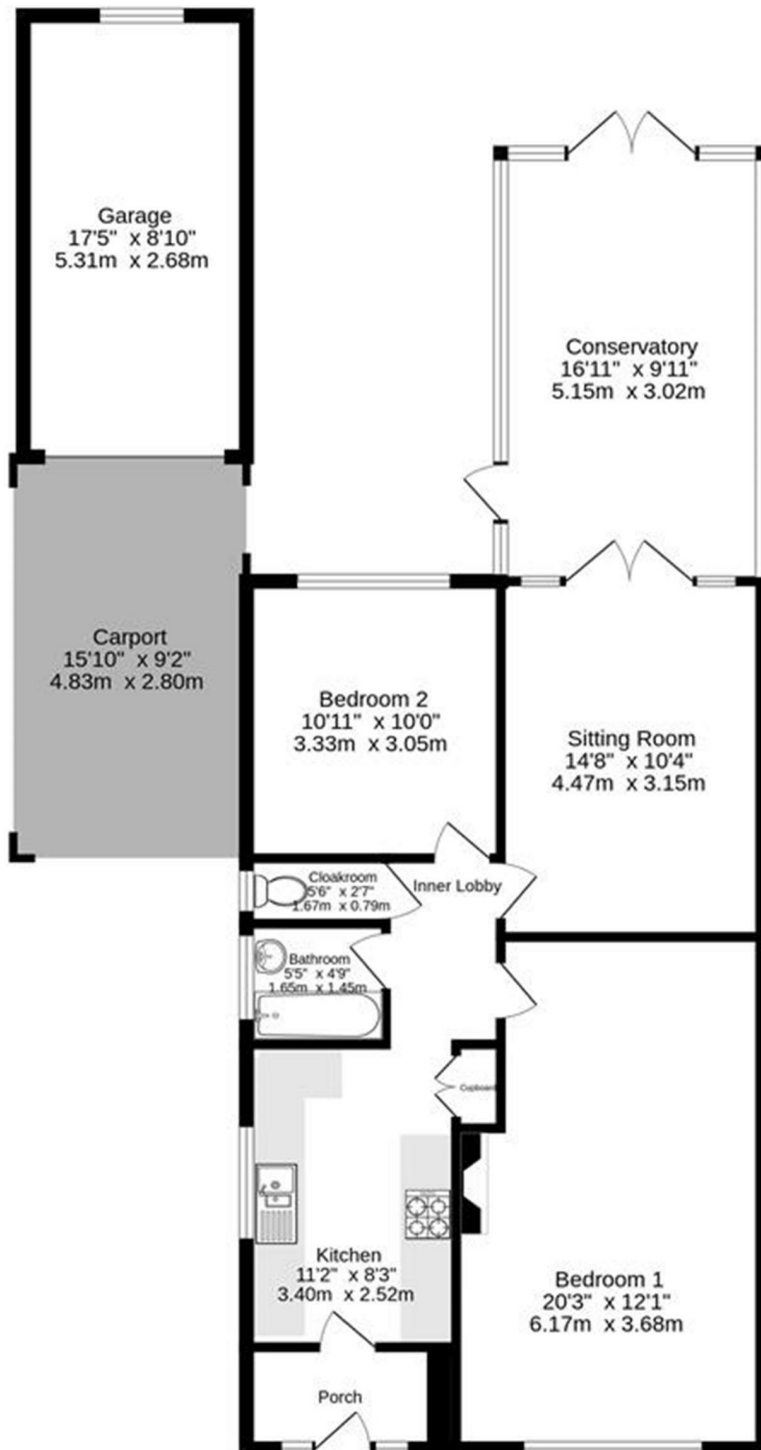
The property has a long drive, running up past the attractive front garden, to a gate leading to the CAR PORT: 15'10 x 9'2 with outside power sockets. Beyond this is the GARAGE: 17'5 x 8'9 with garage door, EV charging point, electric light and power. A gate leads through to the patio with garden tap and wooden pergola, beyond which are the large gardens. There is a central lawn with flowerbeds and mature shrubs and trees which leads on down past a number of outbuildings to a vegetable patch. SHED 1: 11'6 x 7'7 with two windows to front and one to side. SHED 2: 6'9 x 4'9 with electric power. WORKSHOP: 9'6 x 7'6 with electric power and light. POLYTUNNEL: 25' x 10' with electric power and water tap. GREENHOUSE: 12' x 8'.

### Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. TV aerial. Telephone connected. Council Tax Band: E.



Ground Floor  
1017 sq.ft. (94.5 sq.m.) approx.




TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>66</p>	<p>87</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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