

Taylor Phelps are delighted to offer this thoughtfully re configured three double bedroom semi on the highly sought after Kingshill development in Ware. This property benefits from two refitted bathrooms, a modern integrated kitchen, double driveway, and is a short walk to popular and desirable schools, Ware train station and the town centre. We understand the the single storey rear extension has the scope for a double storey (subject to planning)































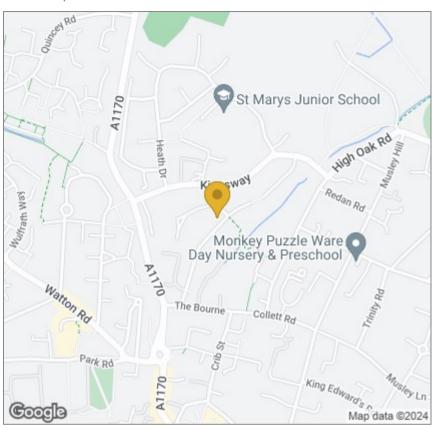




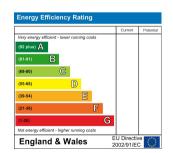
Floor Plan

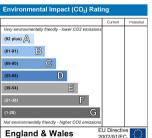
## GROUND FLOOR 1ST FLOOR DINING ROOM 13'8" x 10'7" 4.16m x 3.22m BEDROOM / RECEPTION 14'8" x 9'7" 4.46m x 2.92m BEDROOM 14'0" x 8'0" 4.27m x 2.44m BATHROOM KITCHEN 10'2" x 7'8" 3.10m x 2.33m BEDROOM 14'0" x 10'0" 4.27m x 3.05m RECEPTION ROOM 14'1" x 10'3" 4.29m x 3.12m Virnist every attempt has been made to ensure the accuracy of the floorplan contained nete, measurement of doors, windows, rooms and any other items are approximate and no responsibility is laken for any error emission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliancies shown have not been tested and no guarante as to their operability or efficiency can be given.

## Area Map



## **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







