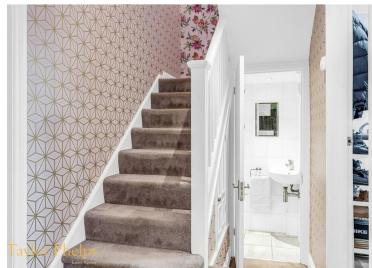


Taylor Phelps are pleased to offer for sale this semi detached home on one of Ware's most desirable roads. The property offers a lounge / diner, three double bedrooms, other benefits are a modern refitted kitchen, a four piece refitted bathroom and a utility room which is the rear of the converted garage. Externally there is a well-stocked rear garden and a new driveway providing ample parking. Located on the favoured south side of Ware, this house is close to the town centre and the railway station with direct services to London Liverpool Street and London Stratford, all additionally within the catchment area for Presdales & Chauncy Schools.































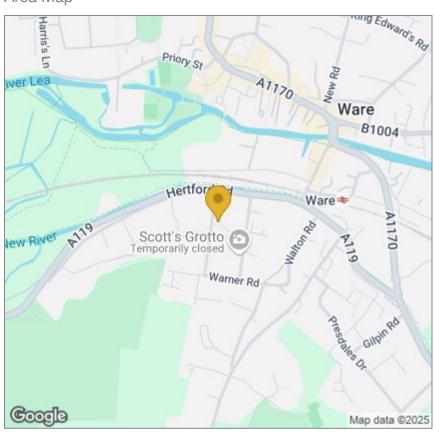




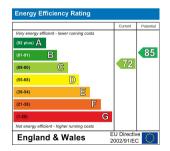
Floor Plan

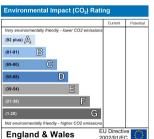
## GROUND FLOOR 1ST FLOOR RECEPTION ROOM 19'8" x 12'3" 6.00m x 3.73m BEDROOM 12'10" x 8'3" 3.91m x 2.51m BEDROOM 13'0" x 11'0" 3.96m x 3.35m KITCHEN 13'0" x 8'0" 3.97m x 2.44m BEDROOM 13'5" x 7'2" 4.09m x 2.18m UTILITY ROOM REMAINDER GARAGE

## 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.





