



3 Bedrooms



1 Bathroom
1 Cloakroom



2 Reception Rooms



Garage & Off Street
Parking



South West Facing Rear
Garden



EPC Band D

Council Tax

Band C
- £2,228.45 2025-2026

Local Authority
East Hertfordshire District
Council



King Edwards Road, Ware, SG12
Guide Price £595,000.00 Freehold

King Edwards Road, Ware, SG12

Immaculately presented and thoughtfully extended, this stunning three bedroom house offers exceptional living space, perfectly suited for modern family life. Tastefully updated by the current owners, the home combines contemporary style with comfortable functionality.

Situated in a highly sought-after location, this property presents a rare opportunity to secure a truly outstanding family home.

Description

Located within the catchment area for highly regarded local schools and ideally positioned for access to amenities and transport links, this beautifully presented three bedroom family home offers a wealth of features and stylish living throughout.

Extended to enhance the ground floor living space, the property boasts a thoughtfully designed open-plan layout that flows effortlessly from the welcoming lounge through the dining area and into a sleek, contemporary kitchen at the rear. Additional ground floor highlights include a separate utility room and a convenient downstairs WC.

Upstairs, three well-proportioned bedrooms are complemented by a modern family bathroom complete with a three-piece suite.

Externally, the home benefits from a generous, well-maintained south-west facing rear garden, ideal for outdoor entertaining and family enjoyment. To the front, there is off-street parking via a hardstanding driveway and access to a garage.

Offered to the market with a complete onward chain, this is an exceptional opportunity to secure a ready-to-move-into home in a desirable location.

Location

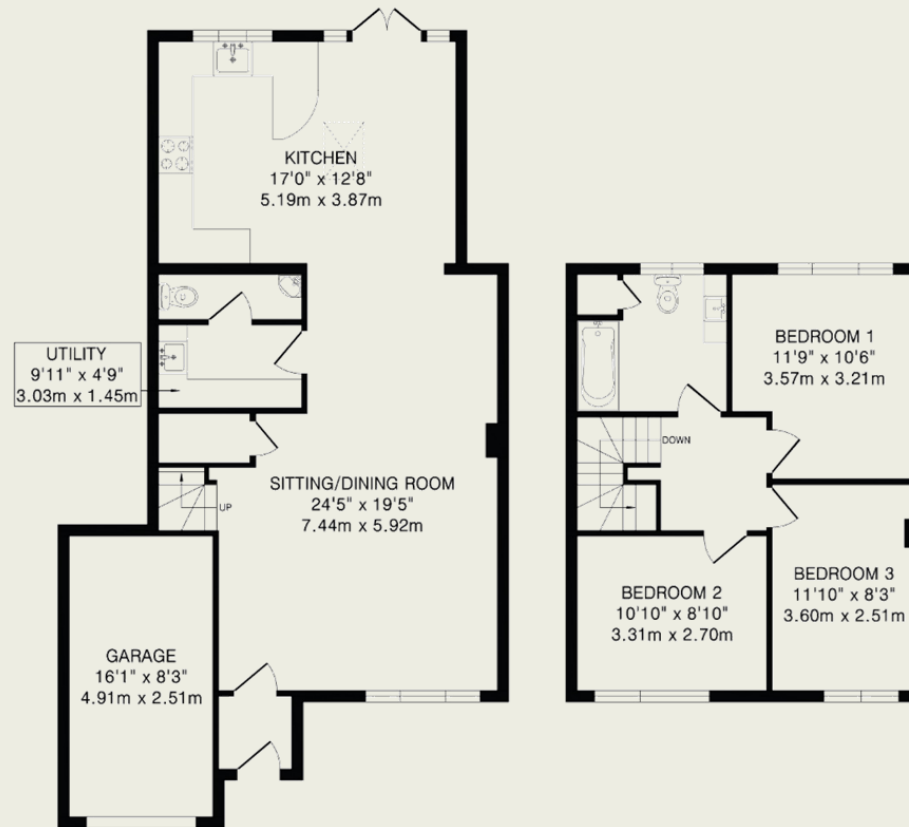
The property is perfectly placed in this quiet turning within a short walk of the town centres amenities including independent shops, Tesco supermarket and numerous bars and restaurants. For the commuter, Ware railway station offers fast and frequent services to Liverpool Street.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Ground Floor
816 sq.ft.(75.8 sq.m)approx.

First Floor
463 sq.ft.(43.0 sq.m)approx.

TOTAL FLOOR AREA: 1279 sq.ft.(118.8 sq.m)approx.

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