



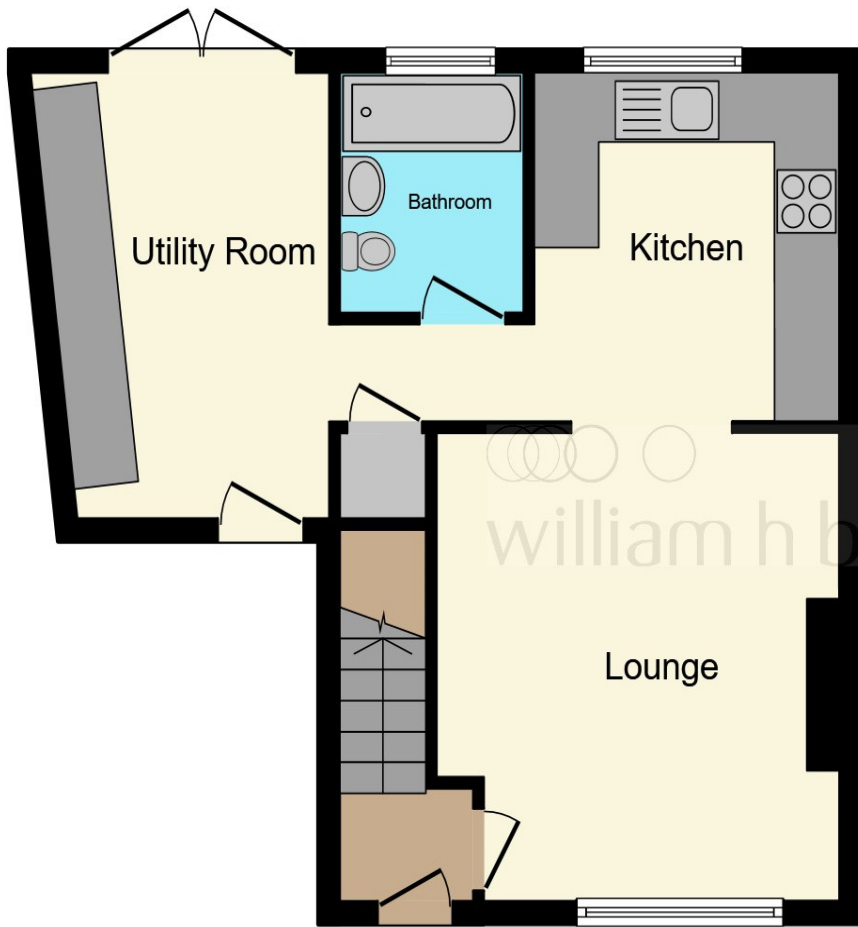
Sells Road, Ware SG12 7LQ

welcome to

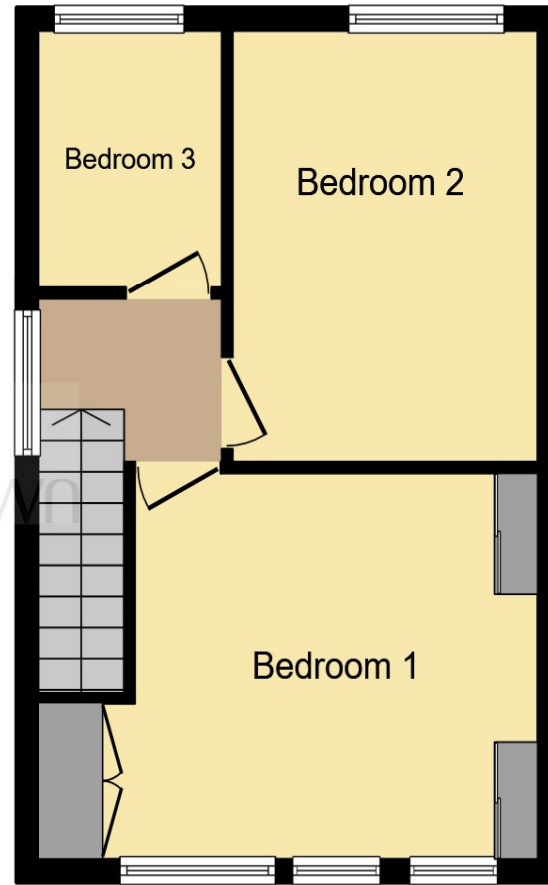
Sells Road, Ware

*****Guide Price £400,000 - £425,000***** William H Brown are pleased to offer this well presented three bedroom semi-detached family home situated in a quiet cul-de-sac. The ground floor comprises of a lounge, kitchen, utility room and family bathroom, and on the first floor there are three good size bedrooms. Other benefits include double glazing, gas central heating, off street parking and a well presented rear garden.





Ground Floor



First Floor

Lounge
13' 7" Max x 13' 3" (4.14m Max x 4.04m)

Kitchen
10' 9" x 9' 10" (3.28m x 3.00m)

Utility
11' 5" x 9' Max (3.48m x 2.74m Max)

Bedroom 1
13' 2" into alcove x 10' 10" (4.01m into alcove x 3.30m)

Bedroom 2
12' 8" x 8' 3" (3.86m x 2.51m)

Bedroom 3
8' 2" x 7' 4" (2.49m x 2.24m)

Total floor area 77.2 sq.m. (831 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Sells Road, Ware

- Three bedroom family home
- Quiet Cul-de-Sac
- Well presented rear garden
- Off street parking
-

Tenure: Freehold EPC Rating: D

offers in excess of

£400,000



view this property online [williamhbrown.co.uk/Property/WRE107054](https://www.williamhbrown.co.uk/Property/WRE107054)

Please note the marker reflects the
postcode not the actual property



Property Ref:
WRE107054 - 0005

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william h brown



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