



**Tower Road, Ware SG12 7LP**



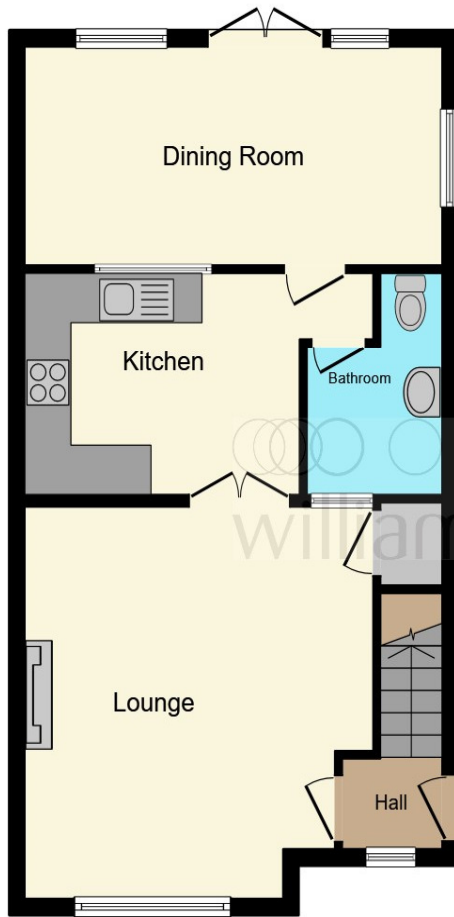
**welcome to**

## **Tower Road, Ware**

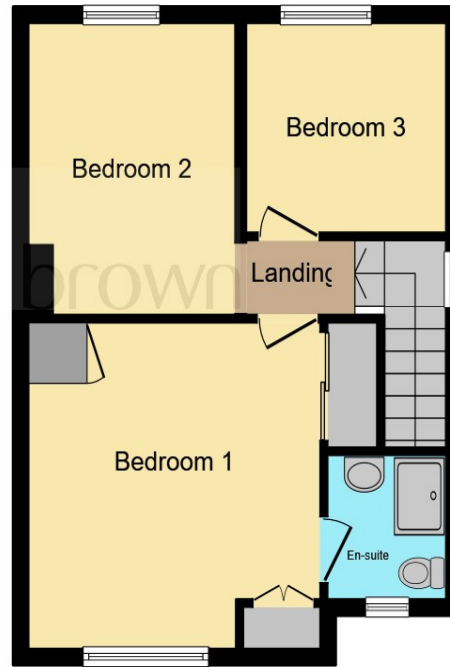
William H Brown are delighted to bring to market this well presented three bedroom family home in this sought after location, Situated in a local proximity to Larkspur Primary Academy this an ideal purchase for a growing family.

The ground floor of this three bedroom end of terraced home briefly comprises of living room, dining room, fitted kitchen, and downstairs bathroom. Externally the property benefits from a large well maintained southerly aspect rear garden, and off road parking for two cars to the front.





**Ground Floor**



**First Floor**

**Dining Room**

13' 7" x 8' 4" ( 4.14m x 2.54m )

**Bedroom One**

12' 9" x 13' 4" ( 3.89m x 4.06m )

**Bedroom Two**

9' 11" x 11' 11" ( 3.02m x 3.63m )

**Bedroom Three**

8' 4" x 8' 6" ( 2.54m x 2.59m )

**En-Suite**

4' 8" x 5' 8" ( 1.42m x 1.73m )

**Lounge**

13' 2" max x 16' max ( 4.01m max x 4.88m max )

**Downstairs Bathroom**

5' 10" max extending to x 8' 11" max ( 1.78m max extending to x 2.72m max )

**Kitchen**

11' 3" max x 9' max ( 3.43m max x 2.74m max )

Total floor area 95.5 m<sup>2</sup> (1,028 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Tower Road, Ware

- Three Bedroom End Terraced Home
- Separate Dining Room
- Fitted Kitchen
- Southerly Aspect Rear Garden
- Off Road Parking For Two Cars

Tenure: Freehold EPC Rating: Awaiting

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WRE107175 - 0006

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william h brown



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