



Aldwyke Rise, Ware SG12 0BY

welcome to

Aldwyke Rise, Ware

William H Brown are pleased to offer for sale this extended three bedroom semi detached family home situated on Ware's popular Vicarage development. The property offers spacious accommodation to include a family lounge, separate dining room, fitted kitchen and a ground floor shower room. To the first floor there are three bedrooms and a family bathroom. Externally the property further benefits from having a west facing rear garden and driveway providing off street parking for two vehicles and giving access to garage. The property is located within close proximity to Ware town centre and a range of shopping and recreational amenities.





Lounge

15' 1" max x 12' 2" max (4.60m max x 3.71m max)

Dining Room

10' 5" max x 9' 4" max (3.17m max x 2.84m max)

Kitchen

14' 2" max x 10' 4" max (4.32m max x 3.15m max)

Bedroom 1

12' 5" max x 8' 5" max (3.78m max x 2.57m max)

Bedroom 2

9' 6" max x 8' 10" max (2.90m max x 2.69m max)

Bedroom 3

9' 5" max x 6' max (2.87m max x 1.83m max)

Total floor area 99.4 m² (1,070 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

welcome to

Aldwyke Rise, Ware

- Extended semi detached family home
- Popular Vicarage development
- Two reception rooms
- Two bathrooms
- West facing rear garden

Tenure: Freehold EPC Rating: C

£535,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WRE107196](https://www.williamhbrown.co.uk/Property/WRE107196)



Property Ref:
WRE107196 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk