



Cozens Road, Ware SG12 7JB

welcome to

Cozens Road, Ware

William H Brown are delighted to bring to market this exceptional example of an extended Jest and Ruskin built semi detached in this sought after location. Providing parking for several vehicles and charging facility for Electric Vehicles from first glance it offers an inviting kerb appeal, internally the thoughtful layout appeases to entertain with the living area opening up to the dining area and the kitchen breakfast room. The first floor Provides opportunity for a more formal lounge and is further comprised of master-bedroom, Family bathroom and two further bedrooms. Second floor accommodation comprises of two further double bedrooms, second family bathroom and a deceiving amount of eave storage.





Ground Floor



First Floor



Second Floor

Total floor area 214.4 m² (2,307 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

Outside

Entrance Hall

6' 9" max x 9' 10" max (2.06m max x 3.00m max)

Lounge

12' 6" max x 25' 1" max narrowing to 9' 11" Max (3.81m max x 7.65m max narrowing to 3.02m Max)

Conservatory

Kitchen

8' 10" max x 20' 6" max (2.69m max x 6.25m max)

Cloakroom

8' 1" max x 7' 5" max (2.46m max x 2.26m max)

First Floor Landing

Living Room/Bedroom 6

17' 10" max x 14' 10" max (5.44m max x 4.52m max)

Bedroom 1

10' 7" max x 12' 2" max into wardrobe (3.23m max x 3.71m max into wardrobe)

Bedroom 2

14' max x 11' 1" into wardrobe extending to 12' into Wardrobe (4.27m max x 3.38m into wardrobe extending to 3.66m into Wardrobe)

Bedroom 3

16' 6" max x 3' 11" max extending to 12' 7" (5.03m max x 1.19m max extending to 3.87m max)

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Cozens Road, Ware

- Landscaped Rear Garden
- Off Road Parking For Several Vehicles
- Exceptional Living Space
- Two Family Bathrooms
- Five Bedrooms

Tenure: Freehold EPC Rating: D

offers in excess of

£775,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107228



Property Ref:
WRE107228 - 0009

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