



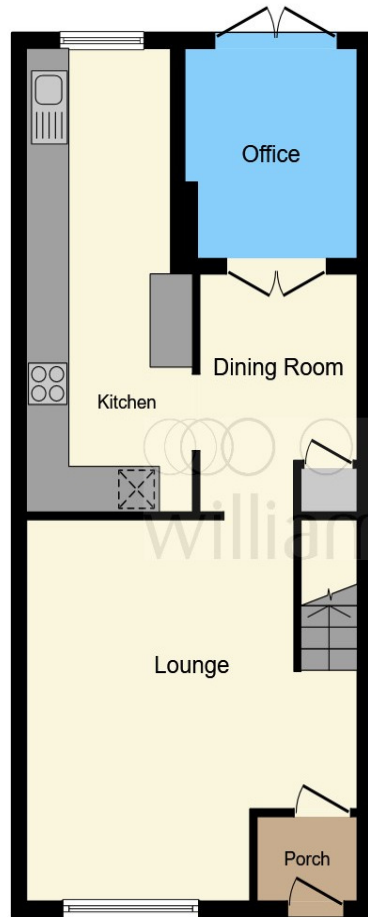
**Westmill Road, Ware SG12 0EL**

**welcome to**

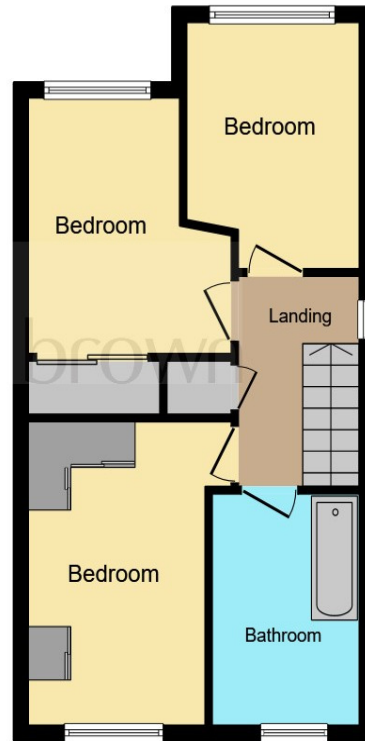
## **Westmill Road, Ware**

William h Brown are delighted to present to market this well presented and re modelled and extended three double bedroom, end of terraced family home situated within close proximity of local amenities and transport links. The property further benefits from having a garage en bloc. Internally the property opens to a wealth of space straight from the front door into the open plan living/dining area then on to a refitted kitchen where you have an abundance of work surface and storage space. To the first floor the layout has been remodelled to provide three double bedrooms (opposed to two doubles and a box room that is more apparent in this style of house) and a lovingly refitted family bathroom. The rear garden is landscaped with a decking area. Internal viewing is highly recommended.





**Ground Floor**



**First Floor**

**Entrance Porch**

4' 7" max x 3' 7" max ( 1.40m max x 1.09m max )

**Office**

6' 4" max x 8' max ( 1.93m max x 2.44m max )

**Kitchen**

7' 5" max x 19' 11" max ( 2.26m max x 6.07m max )

**Bedroom**

7' 11" max x 12' 4" max ( 2.41m max x 3.76m max )

**Bedroom**

9' 4" max x 10' 9" to wardrobe ( 2.84m max x 3.28m to wardrobe )

**Bedroom**

8' 5" max x 13' max ( 2.57m max x 3.96m max )

**Bathroom**

6' 10" max x 9' 11" max ( 2.08m max x 3.02m max )

Total floor area 93.8 m<sup>2</sup> (1,010 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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## Westmill Road, Ware

- Extended three double bedroom end of terrace family home
- Garage en bloc
- Low maintenance rear garden
- Re-fitted kitchen and bathroom
- Open plan living

Tenure: Freehold EPC Rating: E

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WRE107235 - 0006

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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.



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