



**Abbottsfield Cottages, Wareside Ware SG12 7RZ**

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**Abbottsfield Cottages, Wareside Ware**

William h brown are delighted to offer for sale this three bedroom semi-detached family home situated on a corner plot position and located within the quiet village of Wareside, just on the outskirts of Ware. The property is being offered with no upward chain and accommodation comprises of an entrance hall, family lounge, kitchen, conservatory and lobby leading into outbuilding. To the first floor there rare three bedrooms and a re-fitted shower room. Externally there are front,, rear and side gardens. The property offers potential to extend (subject to STPP), A viewing is highly recommended.





**Ground Floor**



**First Floor**

**Lounge**

11' 10" max x 16' 5" max ( 3.61m max x 5.00m max )

**Conservatory**

16' 4" max x 10' 9" max ( 4.98m max x 3.28m max )

**Outbuilding**

8' 7" max x 11' 7" max ( 2.62m max x 3.53m max )

**Kitchen**

7' 8" max x 15' 8" max ( 2.34m max x 4.78m max )

**Landing**

**Bedroom 1**

9' 11" max x 12' 8" max ( 3.02m max x 3.86m max )

**Bedroom 2**

11' 3" max x 13' 2" into cupboard ( 3.43m max x 4.01m into cupboard )

**Bedroom 3**

7' 3" max x 9' 5" max ( 2.21m max x 2.87m max )

**Bathroom**

6' 3" max x 5' 9" max ( 1.91m max x 1.75m max )

Total floor area 114.4 m<sup>2</sup> (1,231 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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## Abbottsfield Cottages, Wareside Ware

- NO UPWARD CHAIN
- Corner plot position
- Three bedroom semi detached family home
- Lounge, kitchen and conservatory
- Refitted first floor shower room

Tenure: Freehold EPC Rating: C

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE106872](https://www.williamhbrown.co.uk/Property/WRE106872)



Property Ref:  
WRE106872 - 0002

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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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