



**Chadwell, Ware SG12 9JY**

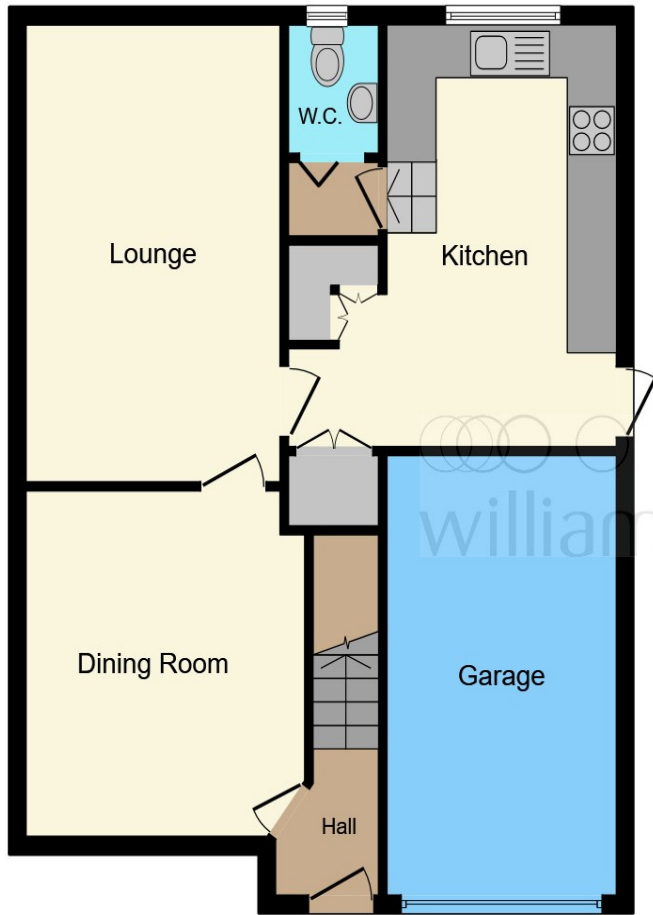


**welcome to**

## **Chadwell, Ware**

**AGENTS NOTE – The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.** William H Brown are proud to bring to market this three bedroom semi detached family home in the sought after location of Chadwell. Situated on the southside of Ware it is within striking distance of all local amenities and outstanding schools. In need of modernisation this property presents a perfect opportunity to "Make a House a Home" in a prime location. Externally the property benefits from off road parking and garage to the front, as well as outright owned solar panels and battery, to the rear the property has a garden suited to the size of the property. Internally the property features two reception rooms, Kitchen, Downstairs WC, three well proportioned bedrooms and a family bathroom with separate toilet.





**Ground Floor**



**First Floor**

**Dining Room**

11' 1" max x 17' 3" max ( 3.38m max x 5.26m max )

**Lounge**

12' 2" max x 11' 1" max ( 3.71m max x 3.38m max )

**Kitchen**

16' max x 9' 4" opening to 12'2 ( 4.88m max x 2.84m opening to 12'2 )

**Bedroom 1**

9' max x 14' 11" max ( 2.74m max x 4.55m max )

**Bedroom 2**

11' 2" max x 12' 2" max ( 3.40m max x 3.71m max )

**Bedroom 3**

8' 1" max x 8' 4" max ( 2.46m max x 2.54m max )

Total floor area 116.3 m<sup>2</sup> (1,252 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)

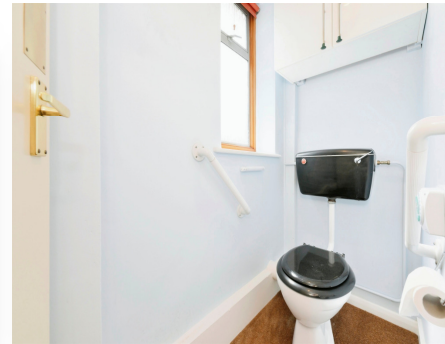
## welcome to Chadwell, Ware

- Three bedroom semi detached family home
- Downstairs WC
- Two reception rooms
- Garage and Off Road Parking
- Close to Outstanding Schools

Tenure: Freehold EPC Rating: B

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# £475,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WRE107157 - 0008

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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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