



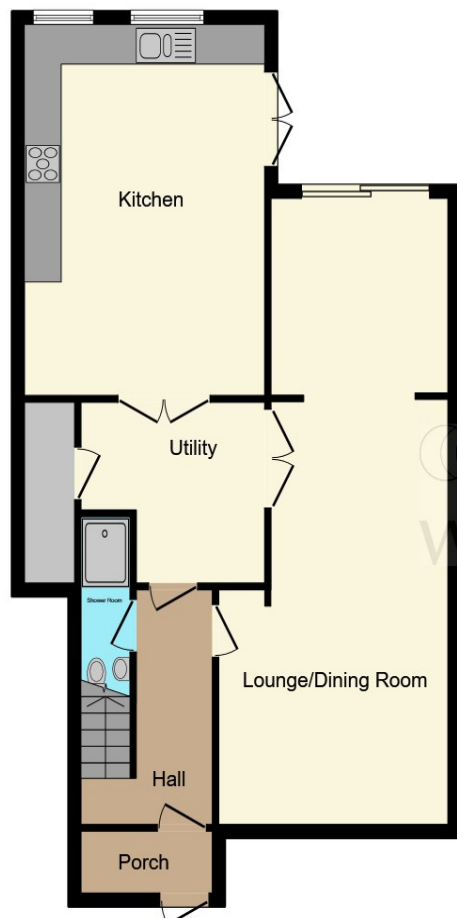
High Oak Road, Ware SG12 7NZ

welcome to

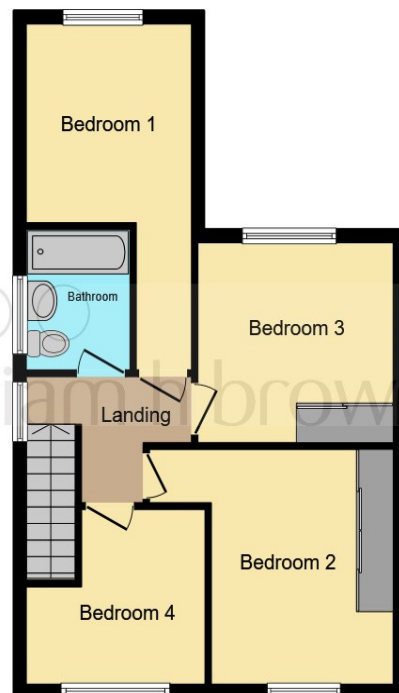
High Oak Road, Ware

William h Brown are delighted to offer for sale this superbly extended four bedroom semi-detached family home within this sought after location on the fringe of Kingshill. The property offers versatile accommodation to include a master bedroom with vaulted ceiling & an un-overlooked garden.

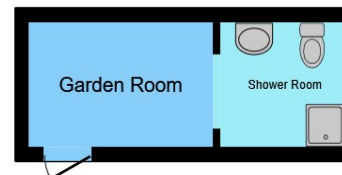




Ground Floor



First Floor



Outbuilding

Total floor area 133.5 m² (1,437 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

Entrance Porch

Entrance Hall

Ground Floor Cloakroom

Sitting Room

12' 5" into recess x 21' 11" max (3.78m into recess x 6.68m max)

Snug Area

7' 9" max x 9' 5" max (2.36m max x 2.87m max)

Kitchen/Diner

12' 9" max x 18' 2" max (3.89m max x 5.54m max)

Bedroom 1

16' 10" into door recess x 8' 7" max (5.13m into door recess x 2.62m max)

Bedroom 2

11' 8" max x 9' 10" into wardrobes (3.56m max x 3.00m into wardrobes)

Bedroom 3

11' 8" max x 9' 10" into wardrobes (3.56m max x 3.00m into wardrobes)

Bedroom 4

8' 10" max x 8' 7" max (2.69m max x 2.62m max)

Re-Fitted Bathroom

welcome to

High Oak Road, Ware

- Extended semi-detached
- Four Bedrooms family home
- Ground floor cloakroom
- Two reception rooms
- Re Fitted Kitchen/Dining room with underfloor heating

Tenure: Freehold EPC Rating: D

offers in the region of

£625,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107361



Property Ref:
WRE107361 - 0009

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