



Watton Road, Ware SG12 0AA

welcome to

Watton Road, Ware

Beautifully presented three bedroom semi-detached Victorian home within easy reach of Ware Town Centre & Ware Railway Station. Lounge/dining room with log burner, bespoke re-fitted kitchen, basement/study/playroom, en-suite shower room, luxury bathroom, low maintenance garden, off street parking.





Entrance Hall

Lounge/Dining Room

27' 8" max x 11' 2" max (8.43m max x 3.40m max)

Kitchen/Breakfast Room

16' 5" max x 12' 11" max (5.00m max x 3.94m max)

Basement/Office/Playroom

12' 1" max x 8' 8" max (3.68m max x 2.64m max)

First Floor Landing

Bedroom 1

12' 1" max x 10' 11" max (3.68m max x 3.33m max)

En-Suite Shower Room

Bedroom 2

9' 5" max x 8' 10" max (2.87m max x 2.69m max)

Bedroom 3

8' 2" max x 8' 3" max (2.49m max x 2.51m max)

Bathroom

Total floor area 106.8 m² (1,149 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

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Watton Road, Ware

- SEMI-DETACHED VICTORIAN HOME
- CLOSE TO TOWN CENTRE
- LOUNGE/DINING ROOM WITH LOG BURNER
- BASEMENT/STUDY/PLAYROOM
- EN-SUITE & LUXURY BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107502



Property Ref:
WRE107502 - 0006

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.



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