



**Rosebank, Colliers End Ware SG11 1ER**

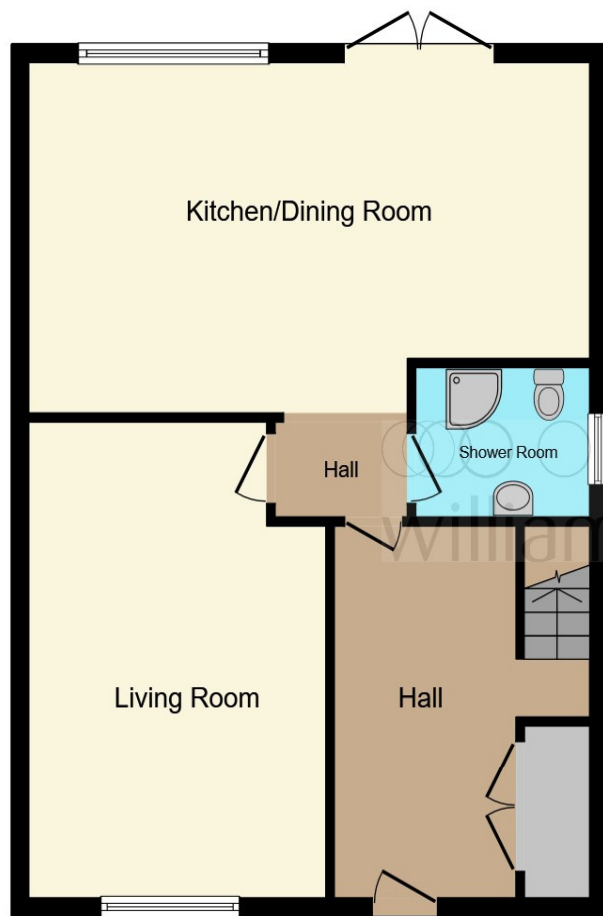


**welcome to**

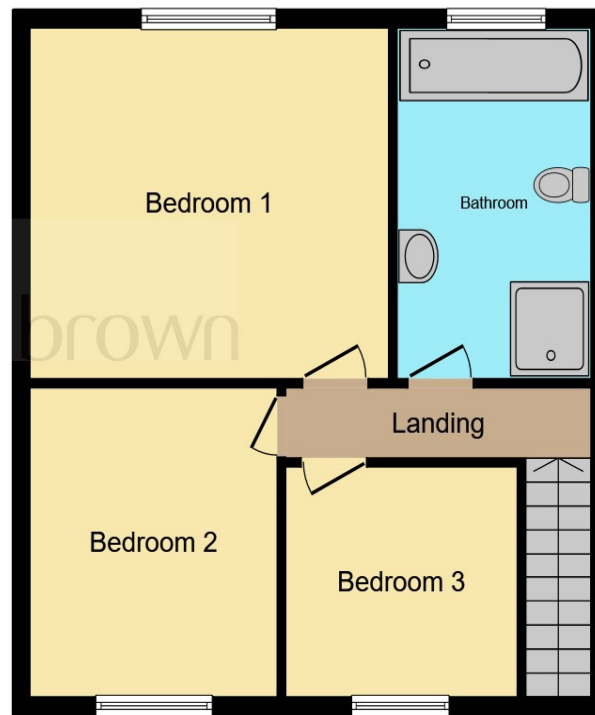
## **Rosebank Ware, Ware**

Designed for entertaining, this fully refurbished Chalet bungalow is situated in the village location of Colliers End. Externally the property provides off road parking for several vehicles. Internal accommodation is comprised of a large inviting hallway, leading to a good size living room and a large fully refurbished kitchen/dining area, as well as a downstairs bathroom comprised of walk in shower, WC and a wall mounted wash basin. The first floor provides three generously proportioned bedrooms and a family bathroom boasting a four piece suite and walk in shower, closed coupled WC, vanity unit mounted wash basin, and free standing bath. The rear garden is mostly laid to artificial grass with a patio area covered via an oak barn structure and is accessed via bi-fold doors off the kitchen.





**Ground Floor**



**First Floor**

## Entrance

## Lounge

16' 6" max x 11' 11" max ( 5.03m max x 3.63m max )

## Kitchen

22' 2" max x 13' 4" max ( 6.76m max x 4.06m max )

## Shower Room

## First Floor

## Bedroom 1

14' 5" max x 13' 2" max ( 4.39m max x 4.01m max )

## Bedroom 2

11' 6" max x 9' 11" max ( 3.51m max x 3.02m max )

## Bedroom 3

9' 3" max x 8' 8" max ( 2.82m max x 2.64m max )

## Bathroom

Total floor area 117.4 m<sup>2</sup> (1,263 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**

## **Rosebank Ware, Ware**

- REFURBISHED CHALET BUNGALOW
- OFF ROAD PARKING
- DOWNSTAIRS BATHROOM AND WC
- THREE LARGE BEDROOMS
- UPSTAIRS FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

# £600,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107540](https://williamhbrown.co.uk/Property/WRE107540)



Property Ref:  
WRE107540 - 0004

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](mailto:Ware@williamhbrown.co.uk)



80 High Street, WARE, Hertfordshire, SG12 9AT



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**