



**Fanshawe Crescent, Ware SG12 0AR**



**welcome to**

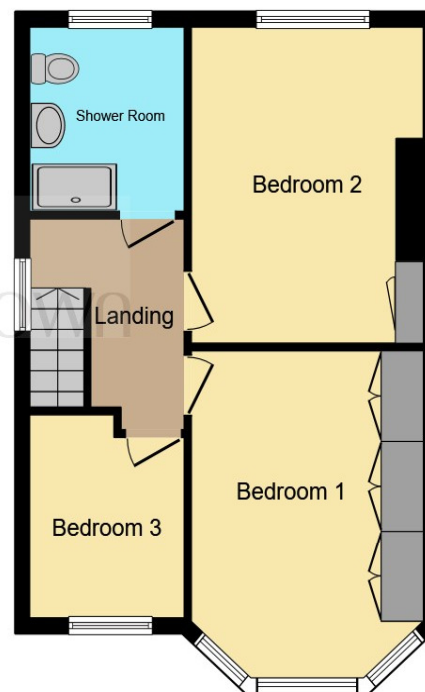
## **Fanshawe Crescent, Ware**

William h Brown are privileged to offer for sale this extended, bay fronted 1930's built family home situated within one of Ware's most sought after roads. Fanshawe Crescent is conveniently located within walking distance of 'Chauncy School', Ware High Street which offers a range of shops, public houses and recreational facilities and also Ware Mainline Railway Station which serves London's Liverpool Street. The property has been tastefully updated by the current vendor to provide an entrance porch, spacious entrance hall, attractive sitting/dining room with bay window to the front aspect. Fitted kitchen with access to the rear garden, utility room and bedroom 4/reception room with a luxury en-suite shower room. To the first floor there are three bedrooms and a re-fitted luxury shower room. Externally the property boasts an overlooked rear garden with a decked area and an abundance of flower and shrub borders. To the front of the property there is a driveway providing off street parking for several vehicles. An internal viewing is highly recommended.





**Ground Floor**



**First Floor**

Total floor area 121.6 m<sup>2</sup> (1,308 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)

## Accommodation Comprises

### Entrance Porch

### Entrance Hall

### Re-Fitted Kitchen

13' 8" x 9' 5" ( 4.17m x 2.87m )

### Utility Room

10' 1" x 6' 9" ( 3.07m x 2.06m )

### Bedroom 4/Reception

15' 10" x 10' 1" ( 4.83m x 3.07m )

### En-Suite Shower Room

### First Floor Landing

### Sitting/Dining Room

28' 8" into bay x 11' 7" into alcove ( 8.74m into bay x 3.53m into alcove )

### Bedroom 1

14' 5" into bay x 8' 4" to front of wardrobes ( 4.39m into bay x 2.54m to front of wardrobes )

### Bedroom 2

13' 9" x 10' 5" Into chimney breast ( 4.19m x 3.17m Into chimney breast )

### Bedroom 3

8' 11" x 6' 11" ( 2.72m x 2.11m )

### Re-Fitted Shower Room

### Exterior

welcome to

## Fanshawe Crescent, Ware

- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO HIGH STREET & RAILWAY STATION
- 1930'S EXTENDED & BAY FRONTED
- THREE/FOUR BEDROOMS
- TWO BATHROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£680,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WRE107575 - 0006

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