



Hoe Lane, Ware SG12 9NU

welcome to

Hoe Lane, Ware

William h Brown are delighted to offer for sale a unique and rare opportunity to purchase this extended detached chalet bungalow on a generous corner plot within a small turning, situated on the sought after 'South Side' location within easy walking distance to Ware High Street, Ware Railway Station Serving London's Liverpool Street, Hertford Regional College and Presdales Secondary School. This detached chalet bungalow offers a high degree of privacy and kerb appeal offering flexible accommodation to include a spacious entrance hall, three receptions rooms, garden room, kitchen, utility room and a four piece ground floor bathroom. To the first floor there are two double bedrooms, ample eaves storage and a first floor cloakroom. The mature unoverlooked gardens wrap around the property and provide complete privacy. The driveway provides off street parking for several vehicles and gives access to a garage with electric up and over door, power and light connected. The bungalow is also being offered with NO UPWARD CHAIN.





Ground Floor



First Floor

Total floor area 143.0 m² (1,539 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

Accommodation Comprises

Spacious Entrance Hall

Sitting Room

20' 10" x 13' Into Chimney breast (6.35m x 3.96m Into Chimney breast)

Garden Room

8' 9" x 4' 6" (2.67m x 1.37m)

Dining Room/Bedroom 3

12' 1" x 11' 5" (3.68m x 3.48m)

Reception Room/Study

12' 5" x 10' 1" (3.78m x 3.07m)

Kitchen

10' 3" x 8' 4" (3.12m x 2.54m)

Utility Room

10' 4" x 6' 1" (3.15m x 1.85m)

Bathroom

First Floor Landing

Bedroom 1

12' 11" x 15' 6" Into recess (3.94m x 4.72m Into recess)

Bedroom 2

14' 9" x 9' 8" (4.50m x 2.95m)

First Floor Cloakroom

Exterior

welcome to Hoe Lane, Ware

- DETACHED CHALET BUNGALOW
- NO UPWARD CHAIN
- MATURE CORNER PLOT GARDENS
- THREE RECEPTION ROOMS
- KITCHEN, UTILITY & GARDEN ROOM

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers in the region of
£675,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107555



Property Ref:
WRE107555 - 0007

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