



**Cozens Road, Ware SG12 7JB**

**welcome to**

## **Cozens Road, Ware**

A tastefully extended and much improved semi-detached family home arranged over three floors within the popular location of Cozens Road adjacent to 'Priors Wood School' Sitting room, open plan kitchen/diner/snug, luxury en-suite shower room & family bathroom, west facing garden, double garage.





Total floor area 180.0 m<sup>2</sup> (1,938 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)

**Front Entrance**

**Entrance Lobby**

**Entrance Hall**

**Attractive Sitting Room**

14' 4" max x 12' 6" max ( 4.37m max x 3.81m max )

**Open Plan Kitchen/Dining/Snug**

21' 8" max x 19' 1" max ( 6.60m max x 5.82m max )

**Dining Area:**

**Snug Area**

**First Floor Landing**

**Bedroom 2**

11' 6" max x 11' 2" max ( 3.51m max x 3.40m max )

**Bedroom 3**

10' 6" max x 12' 1" max ( 3.20m max x 3.68m max )

**Bedroom 4**

9' 8" max x 7' 4" max ( 2.95m max x 2.24m max )

**Refitted Shower Room**

**Second Floor Landing**

**Principle Bedroom**

**En-Suite Bathroom**

**Exterior**

**Rear Garden**

**Front Garden**

**Side Garden**

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## Cozens Road, Ware

- GUIDE PRICE OF £650000-£675000
- PRIME LOCATION
- ATTRACTIVE SITTING ROOM
- OPEN PLAN KITCHEN/DINER/SNUG
- TWO BATHROOMS

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

**£650,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WRE107476 - 0013

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