



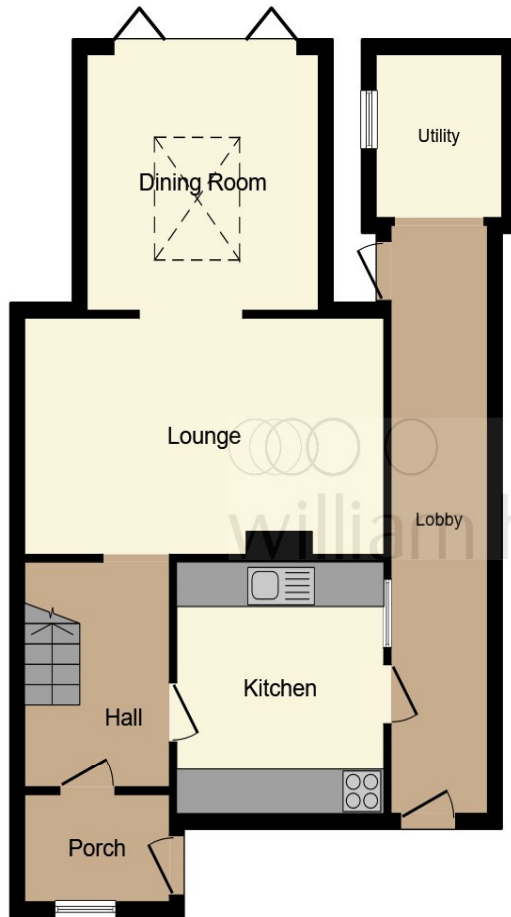
Cobham Road, Ware SG12 7HD

welcome to

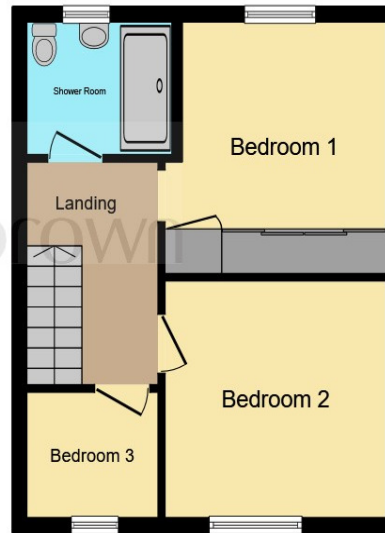
Cobham Road, Ware

NO UPWARD CHAIN.....This well-presented and spacious two/three-bedroom semi-detached family home offers a perfect blend of modern elegance and practical living space and is situated within this popular residential location of 'Cobham Road, Ware. Upon entering, you are welcomed by a welcoming entrance porch that leads into the entrance hall. The luxury kitchen is a standout feature, beautifully appointed with sleek 'Granite' work surfaces and top-of-the-line integrated appliances, making it ideal for both everyday family meals and entertaining guests. Complementing the kitchen is an attractive sitting room with a multi-fuel burner perfect for relaxing or hosting visitors, and an extended separate dining room that provides an elegant space for family dinners. Upstairs, the property boasts a stylish and contemporary luxury shower room, finished to a high standard with modern fixtures and fittings, ensuring comfort and convenience.





Ground Floor



First Floor

Total floor area 100.0 m² (1,076 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

Entrance Porch

Entrance Hall

Refitted Luxury Kitchen

15' 11" max x 11' 3" max (4.85m max x 3.43m max)

Attractive Sitting Room

15' 11" max x 11' 3" max (4.85m max x 3.43m max)

Dining Room

11' 8" max x 10' 11" max (3.56m max x 3.33m max)

Covered Lobby

First Floor Landing

Bedroom 1

10' 8" to front of wardrobes x 8' 10" max (3.25m to front of wardrobes x 2.69m max)

Bedroom 2

9' 9" max x 8' 10" max (2.97m max x 2.69m max)

Bedroom3/Dressing Room

5' 8" max x 6' 3" max (1.73m max x 1.91m max)

Refitted Shower Room

Exterior

welcome to

Cobham Road, Ware

- TWO/THREE BEDROOM SEMI-DETACHED FAMILY HOME
- NO UPWARD CHAIN
- LUXURY KITCHEN WITH APPLIANCES
- LUXURY SHOWER ROOM AND FIXTURES
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WRE107659 - 0009

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