



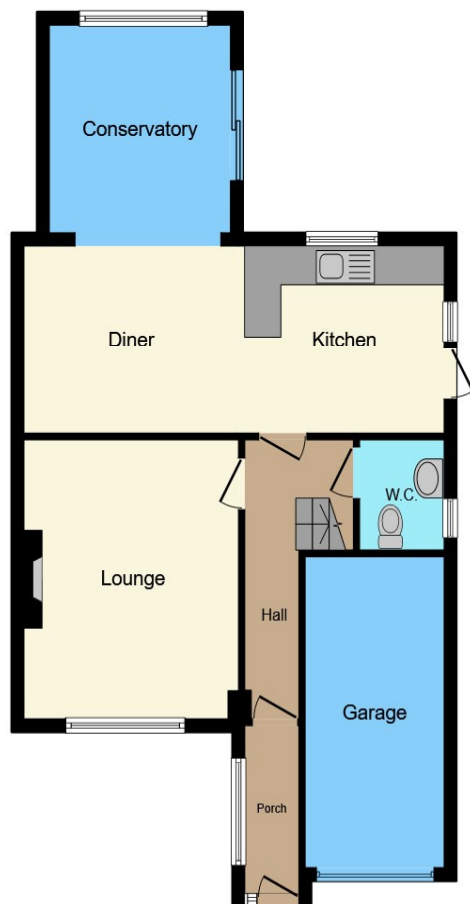
Cozens Road, Ware SG12 7JB

welcome to

Cozens Road, Ware

This property is a stylish and extended 'Jest & Ruskin' three-bedroom semi-detached family home, perfectly suited for modern family living. Located on the highly sought-after Cozens Road in Ware, it offers a blend of comfort, practicality, and potential for future expansion (subject to planning)

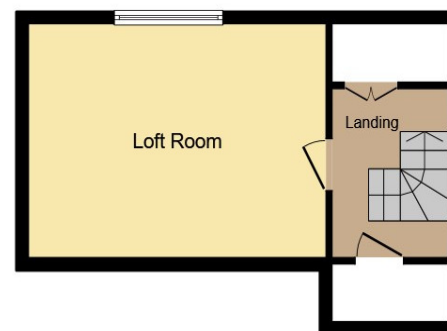




Ground Floor



First Floor



Second Floor

Total floor area 144.5 m² (1,555 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

Entrance Lobby

Entrance Hall

Ground Floor Cloakroom

Sitting Room

14' 2" x 11' 6" into chimney breast (4.32m x 3.51m into chimney breast)

Kitchen/Diner

Kitchen Area

10' 10" x 9' 6" (3.30m x 2.90m)

Dining Area

11' 10" x 9' 6" (3.61m x 2.90m)

Snug/Reception

11' 2" x 9' 11" (3.40m x 3.02m)

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Loft Area

11' 9" x 15' 8" (3.58m x 4.78m)

Exterior

welcome to

Cozens Road, Ware

- EXTENDED 'JEST & RUSKIN' SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION OF COZENS ROAD
- THREE RECEPTION ROOMS
- RE-FITTED LUXURY KITCHEN/DINING ROOM
- RE-FITTED LUXURY BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£625,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107706



Property Ref:
WRE107706 - 0008

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