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**PAGE HILL,
WARE, HERTFORDSHIRE, SG12 0RZ.**



Offered with no upward chain, this charming two double bedroom home is located on a sought after and peaceful no through road, just a short walk from Ware's historic town centre.

The property presents an excellent opportunity for the incoming purchaser to modify and extend (subject to the necessary approvals), and further benefits from a generously sized rear garden and allocated parking.

Ware's town centre offers a superb array of amenities, including shops, bars, restaurants, and schooling for all ages. The mainline station, approximately 1.2 miles from the property, provides direct services to London Liverpool Street, whilst neighbouring towns are easily accessible via the A10 and A414.

The River Lee meanders through the town centre, adorned with its famous gazebos, and offers scenic walks towards Hertford and Broxbourne.

SUMMARY OF ACCOMMODATION

RECEPTION HALL

FITTED KITCHEN WITH WHITE GOODS

GOOD SIZE SITTING/DINING ROOM

TWO DOUBLE BEDROOMS

RECENTLY REFURBISHED BATHROOM

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS AND DOORS

ALLOCATED PARKING TO FRONT

GOOD SIZE REAR GARDEN

POTENTIAL TO EXTEND, SUBJECT TO THE NECESSARY APPROVALS

A recessed entrance with built-in storage cupboard, which houses the electric meter, whilst a double glazed door with adjacent courtesy light affords access to:



RECEPTION HALL 5'7 x 4'11 High level fuse board, radiator, telephone point and oak wood flooring. Staircase to first floor and panelled doors to sitting/dining room and:

KITCHEN 9'10x 5'9 Fitted with a range of wall and base units with marble effect working surfaces and tiled splashbacks incorporating stainless steel sink drainer unit. Recess with plumbing for washing machine, space for fridge/freezer and electric fan assisted oven with four ring gas hob and illuminated extractor canopy above. Double glazed window to front, cupboard housing the Worcester gas fired central heating boiler, and radiator.



GOOD SIZE SITTING/DINING ROOM 15'7 x 11'9 Two radiators, TV point, oak wood flooring and deep built-in storage cupboard. Double glazed sliding patio door to garden.



FIRST FLOOR

LANDING 6' x 5'10 Access to partially boarded loft with electric light connected. Panelled doors to bedrooms and bathroom.

BEDROOM ONE 11'10 x 10' Double glazed window to front with radiator below. Range of fitted full height mirror fronted wardrobes providing ample storage facilities. TV point.





***BEDROOM TWO** 11'8 x 9'3 (max) Double glazed window to front with radiator below. Wall mounted central heating and hot water programmer controls and deep airing cupboard housing the hot water cylinder with fitted immersion heater and slatted shelving.*

***RECENTLY REFURBISHED BATHROOM** 5'6 x 5'6 Tiled with decorative border and white suite comprising; wash hand basin with chrome mono-bloc tap and double cupboard below, close coupled w.c. and panelled bath, again with chrome mixer tap, and independent thermostatically controlled power shower and glass screen. Recess spotlighting, extractor fan, mirror fronted medicine cabinet and chrome heated towel rail.*



EXTERIOR



Situated at the end of a peaceful no through road, the property benefits from allocated parking positioned directly opposite. A block paved pathway, bordered by shingle on one side and chipped slate on the other, leads the main entrance.

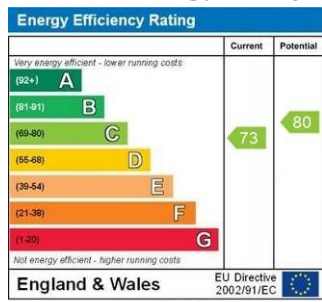
A standout feature of the property is its generously sized rear garden, which, thanks to its length, offers excellent potential for extension while still retaining ample outdoor space. The garden is principally laid to lawn and enclosed by panelled fencing, with a block-paved terrace positioned directly behind the property. Toward the rear, you'll find a weather-resistant garden shed and a second seating area, perfect for whiling away a sunny afternoon.



COUNCIL TAX BAND.

PRICE: £357,500. FREEHOLD

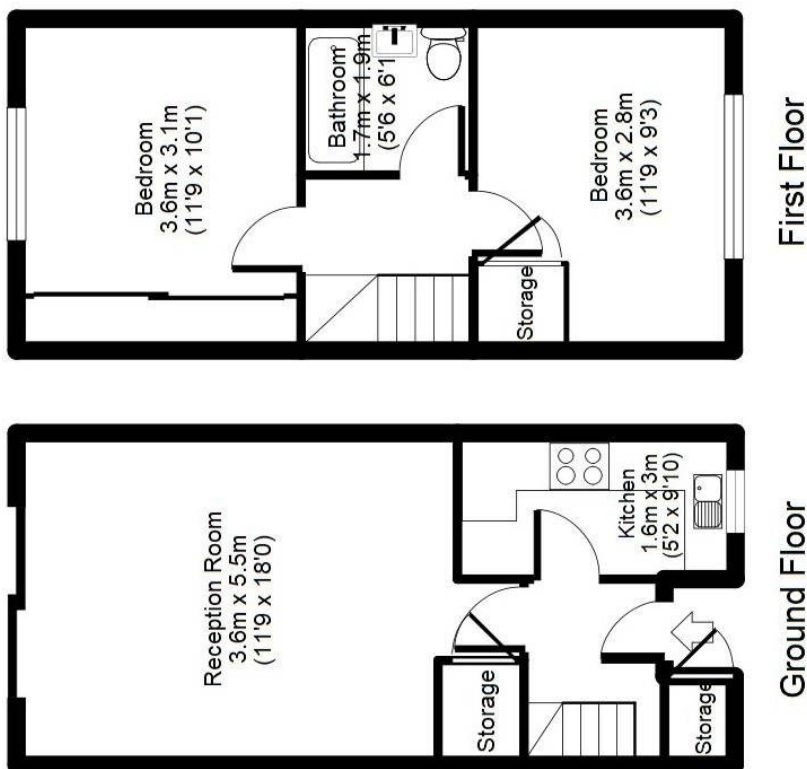
Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

These drawings are not to scale and should be used for observational purposes only



Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2713

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