



1a, Post Wood Road, Ware
SG12 9NJ

Guide Price £775,000



stevenoates.com



1a Post Wood Road, Ware, SG12 9NJ

Steven Oates are delighted to offer this absolutely stunning four-bedroom detached home which is conveniently positioned for easy access to Ware Town Centre and Train Station which is only a short distance away. Built approximately 20 years ago, this property is one of kind but has well sympathetically designed to be in keeping with the other houses in the road. This deceptively spacious home benefits from modern but traditionally styled accommodation across three floors with the ground floor welcoming you with an entrance hall and useful downstairs w/c, the kitchen forms part of this impressive open plan living space which offers a great social and entertaining area. The first floor of this bright & airy home comprises of three generous size bedrooms and the luxury family bathroom suite. The main bedroom forms part of this well-designed and super spacious loft conversion which has a beautiful three-piece bathroom suite and ample wardrobe space. Externally, this property benefits from a sunny south/east facing rear garden which is completely paved and low maintenance.

Located within one of Ware's most sought after residential roads, the property is only a short distance from the highly acclaimed Presdales School. Ware Town train station is less than 0.4 miles away providing fast and regular services to London's Liverpool Street. Ware town centre is also less than 0.5 miles from the property, offering an excellent choice of shops, restaurants and coffee shops.



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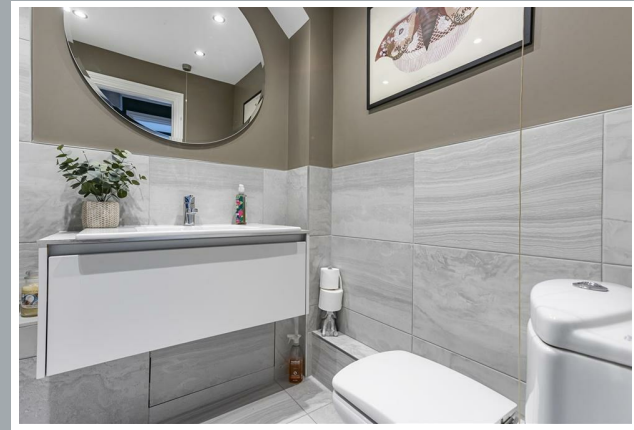
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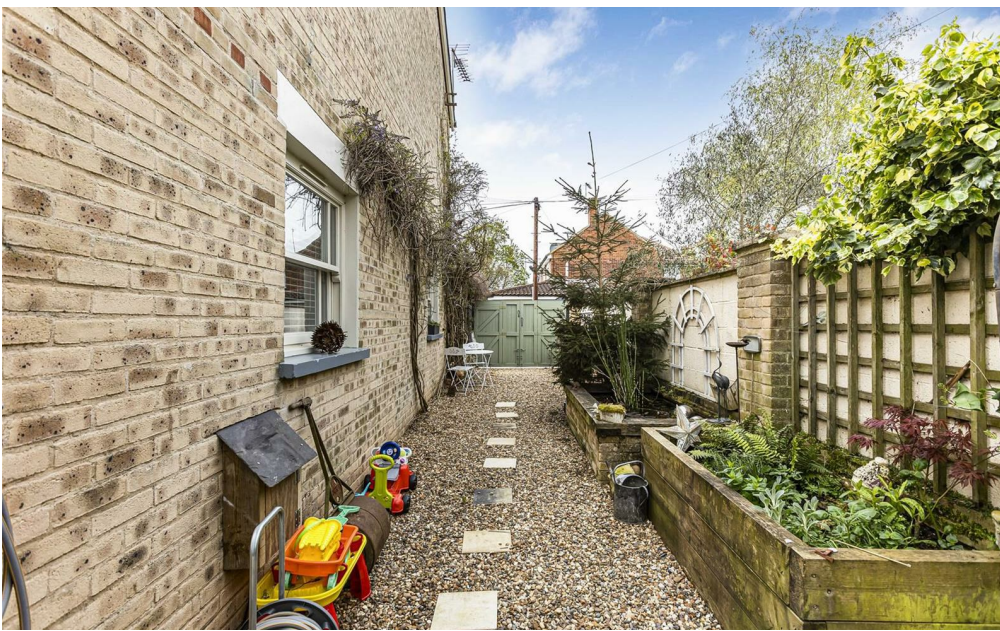
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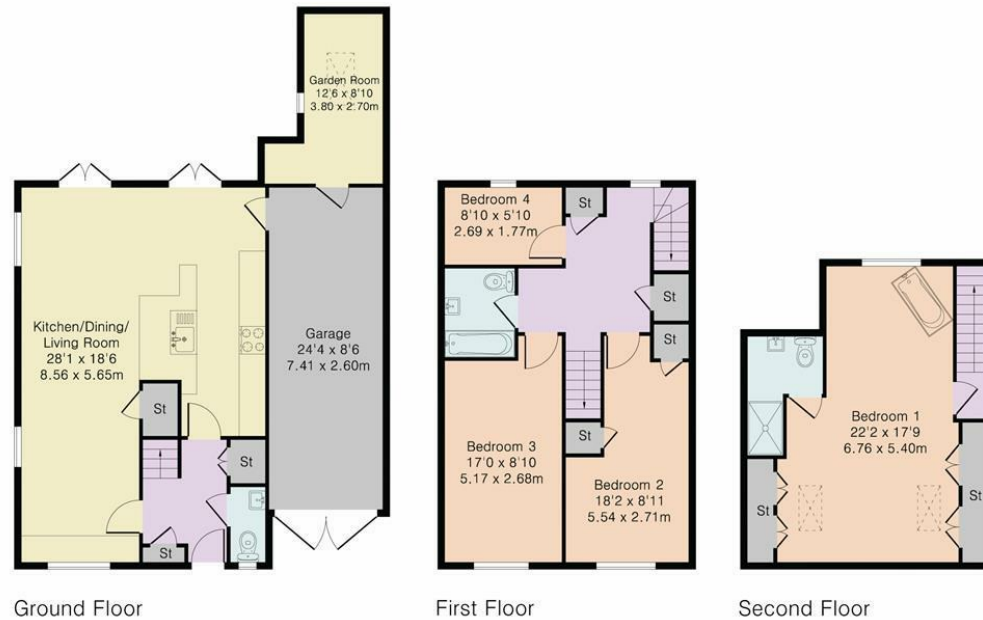


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Approximate Gross Internal Area 1699 sq ft – 158 sq m
Ground Floor Area 812 sq ft – 75 sq m
First Floor Area 513 sq ft – 48 sq m
Second Floor Area 374 sq ft – 35 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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