



8, Pine Close, Ware  
SG12 9JS

Guide Price £600,000



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## 8 Pine Close, Ware, Hertfordshire, SG12 9JS

Steven Oates are pleased to present this substantial 5 double bedroom family home situated within a quiet cul-de-sac location in the Southside of Ware. On the ground floor this property has a spacious entrance hallway with a downstairs w/c and 27' open plan lounge/dining room & kitchen with access to the rear garden. On the first floor, there are two double bedrooms both of which have their own en-suites and the master has a juliet balcony. On the second floor, there are three further bedrooms, one en-suite shower room and family bathroom. Externally, this property benefits from tandem off street parking with additional visitors parking and secluded rear garden. This lovely family home has the added incentive of being offered with no onward chain.

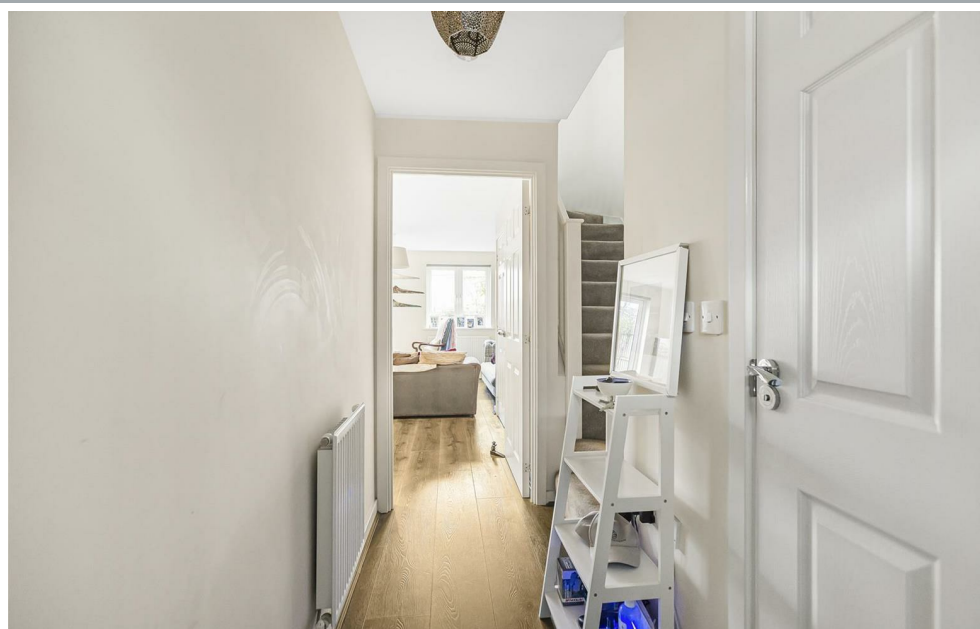
Located within Ware's sought after 'southside' the property is ideally situated for the highly acclaimed Presdales School. Ware town is also only a short stroll away and provides a wide choice of restaurants, shops and coffee shops along with Ware train station which offers fast services to London's Liverpool Street. Ware also offers an excellent choice of primary schooling, additional secondary schooling and an excellent range of sporting and leisure facilities for all ages.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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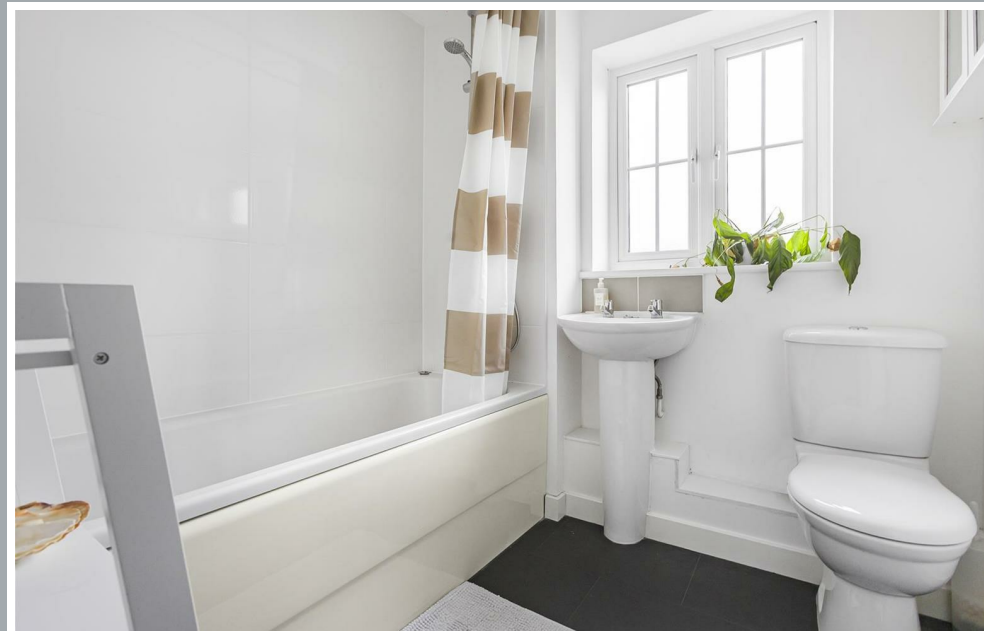






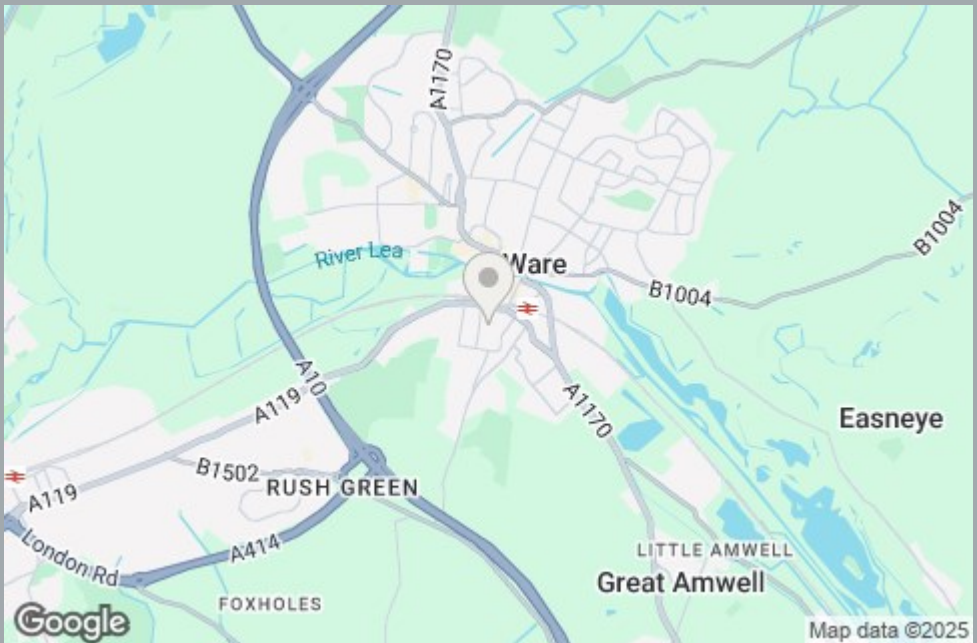
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## Approximate Gross Internal Area 1298 sq ft - 122 sq m

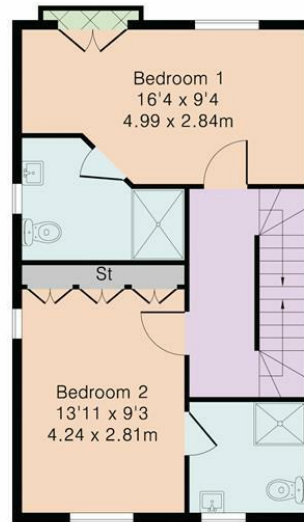
Ground Floor Area 436 sq ft – 41 sq m

First Floor Area 436 sq ft – 41 sq m

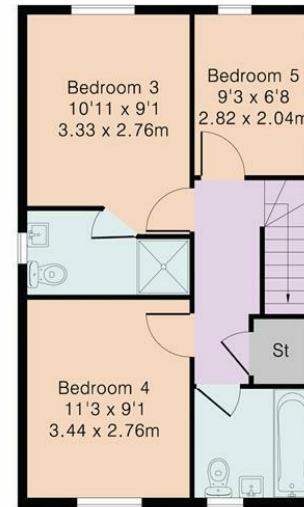
Second Floor Area 426 sq ft – 40 sq m



Ground Floor



First Floor



Second Floor



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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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