



## Bonfield House, 18 Jeffries Road, Ware, SG12 7BB

Steven Oates are delighted to offer, this charming and rarely available four bedroom detached Edwardian family home situated in a prime location, convenient for Ware's multiple facilities. The property benefits from stunning original features and is arranged over three levels. On the ground floor, there are three reception rooms, kitchen and ground floor cloakroom. The basement is accessed via the kitchen. On the first floor, there are four bedrooms (three doubles and one single) and family bathroom. The master bedroom has a balcony to enjoy a nice morning coffee. Externally, there are two garages, one of which has power and lighting and off street parking. The secluded garden benefits from some mature shrubs and borders and wraps around the house. There is scope for further extension (STPP) and the house has the added benefit of being offered with no onward chain. Internal viewing highly recommended.

Jeffries Road sits on the eastern side of Ware surrounded by rolling countryside, yet is 0.5 miles from Ware's thriving High Street. Ware town centre offers an excellent choice of shops, restaurants and coffee shops, along with Ware Town train station providing services to London's Liverpool Street.



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## Approximate Gross Internal Area 2148 sq ft - 200 sq m Basement Area 167 sq ft - 16 sq m Ground Floor Area 739 sq ft - 69 sq m First Floor Area 721 sq ft - 67 sq m Garage Area 521 sq ft - 48 sq m Garage 20'11 x 10'7 6.38 x 3.23m Dining Room 13'4 x 13'3 13'4 x 13'3 4.06 x 4.05m Garage 28'6 x 10'6 8.68 x 3.20m 12'8 x 9'2 Garage Living Room 13'1 x 12'4 4.00 x 3.76m Breakfast Boom 13'2 x 12'6 4.01 x 3.80m 15'9 x 10'7 4.81 x 3.23m 12'10 x 11'5 12'6 x 10'10 3.81 x 3.31m 3.90 x 3.47m Garage Basement Ground Floor First Floor



Although Pink Plan Itd 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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