



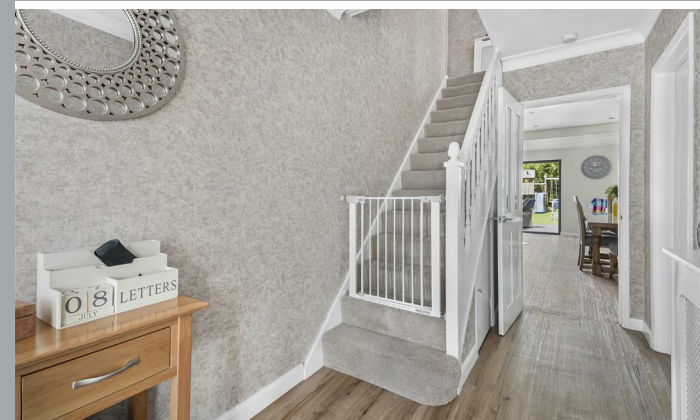
5, Chestnut Avenue, Ware  
SG12 7JE

Asking Price £785,000



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## 5 Chestnut Avenue, Ware, SG12 7JE

Nestled on the charming Chestnut Avenue in Ware, this beautiful five-bedroom family home offers a perfect blend of space, comfort, and modern living. Having been thoughtfully extended and tastefully improved, the property boasts two inviting reception rooms, providing ample space for relaxation and family gatherings. The heart of the home is undoubtedly the stunning open-plan kitchen and dining family room, designed with entertaining in mind. This expansive area is perfect for hosting guests or enjoying family meals, creating a warm and welcoming atmosphere. Families will appreciate the converted garage, now a delightful playroom, providing a dedicated space for children to enjoy. On the first floor, there are four generously sized bedrooms so there is ample room for larger families and guests. The second bedroom includes an en-suite shower room and there is a separate family bathroom suite. On the second floor, the property features an impressive dormer loft conversion, which has transformed the upper level into a luxurious principal bedroom suite complete with a stylish en-suite bathroom. One of the stand out features of this home is the stunning rear garden, offering a safe and easy-to-maintain outdoor area for children to play and for family gatherings during the warmer months.

With its generous accommodation and thoughtful enhancements, this home is ideal for families seeking a blend of modern convenience and traditional charm. Don't miss the opportunity to make this exceptional property your own.

Chestnut Avenue is located on the outskirts of Ware town within this highly sought after residential street which offers easy access into Ware Town and there is an excellent choice of schooling for all ages. Priors Wood primary school is within easy walking distance and is only (0.1m) away whilst Larkspur academy is only (0.8m) away. For the commuter, Ware Train Station is nearby and offers a regular service to London Liverpool Street. Ware high street has a great range of shops, restaurants, coffee shops and much more.





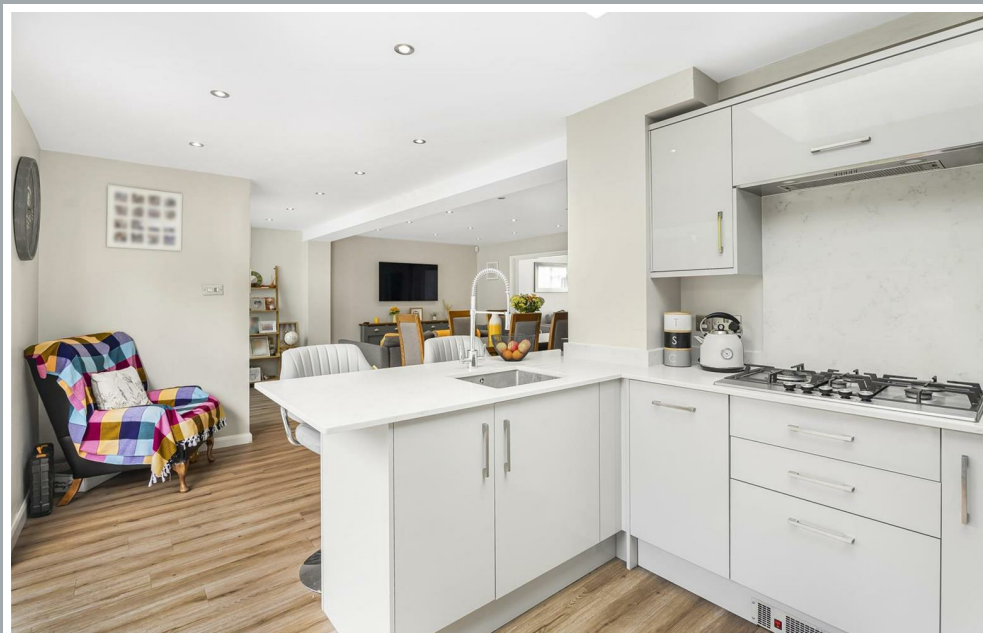
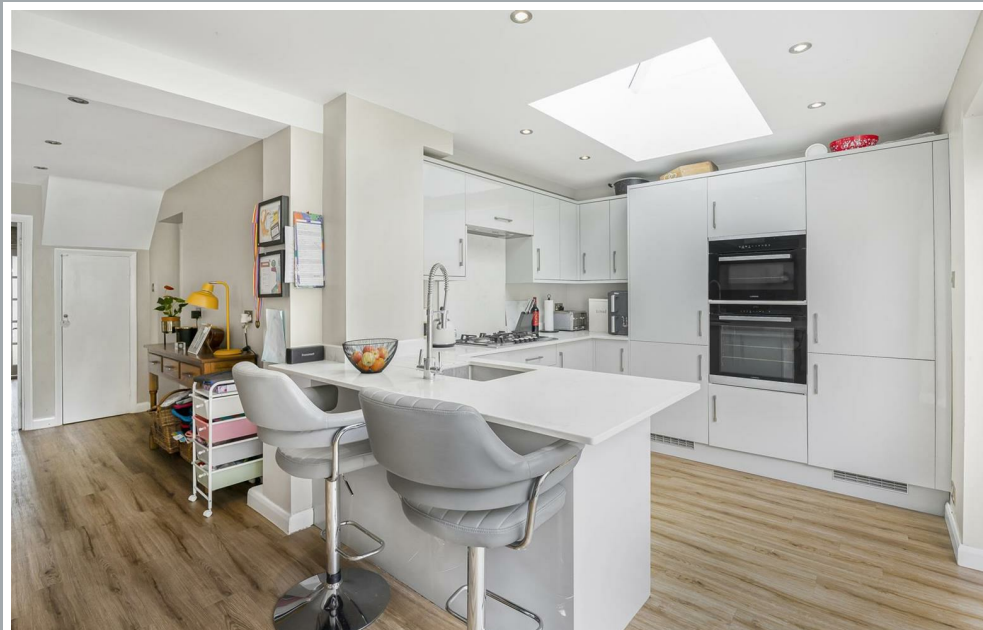
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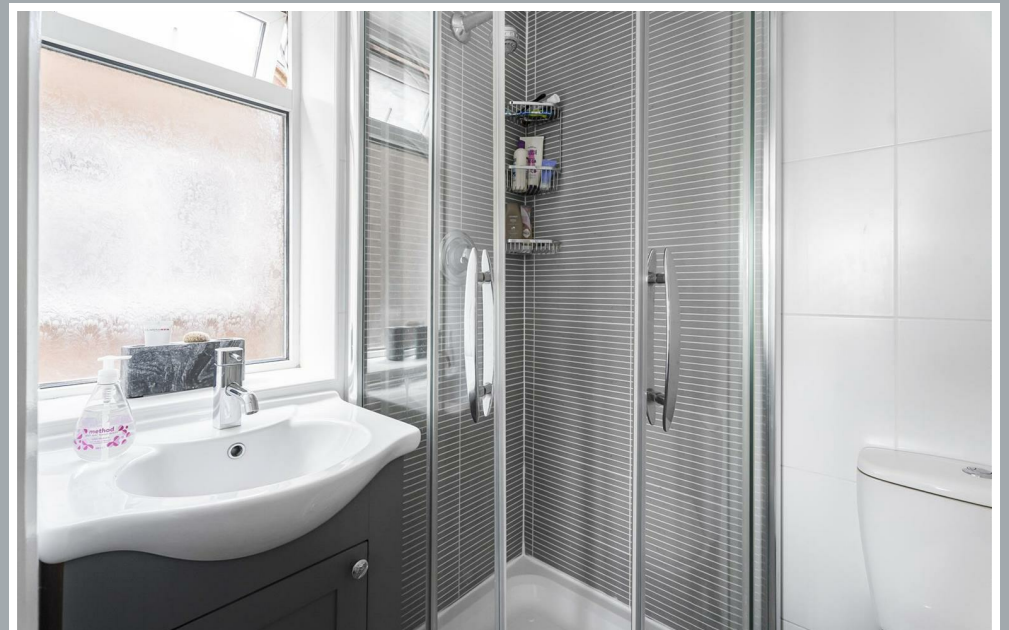
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**Approximate Gross Internal Area 2131 sq ft - 198 sq m**

Ground Floor Area 1052 sq ft – 98 sq m

First Floor Area 677 sq ft – 63 sq m

Second Floor Area 402 sq ft – 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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