

11, Gilpin Road, Ware
SG12 9LZ
Price Guide £394,995

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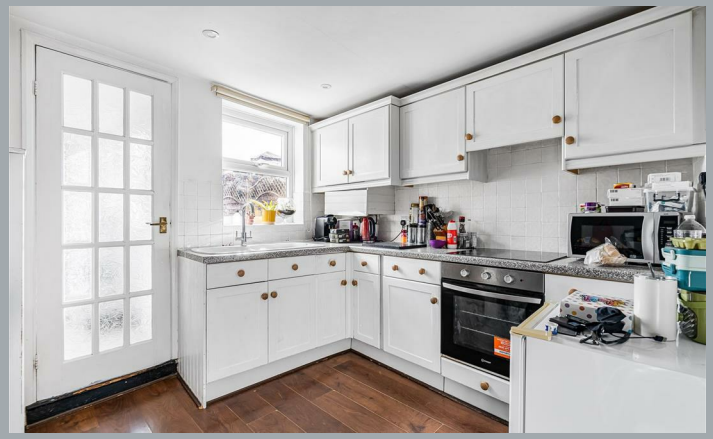

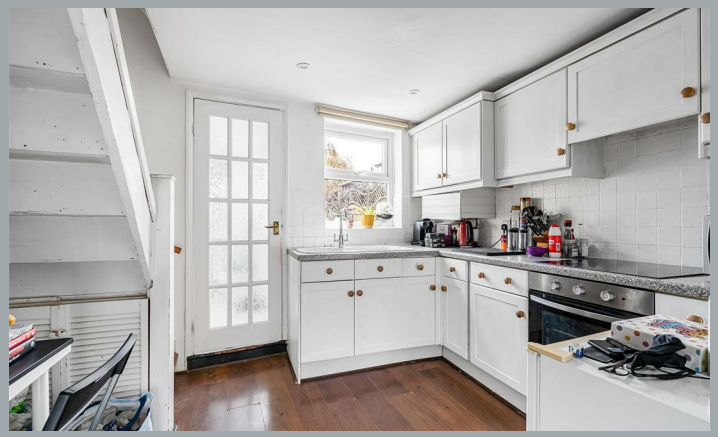

11 Gilpin Road, Ware, Herts, SG12 9LZ

An attractive two-bedroom semi-detached character home, ideally situated in a popular residential turning on the south side of Ware, within easy reach of Ware Town Centre and excellent transport links into Central London. Offering approximately 520 sq ft of accommodation arranged over two floors, the property comprises a welcoming sitting room, kitchen/dining room, utility/lobby area and bathroom on the ground floor. Upstairs, there are two well-proportioned double bedrooms. Externally, the property benefits from a mature rear garden, with on-street parking available. Combining character and convenience in a sought-after location, this charming home is further enhanced by being offered for sale with no onward chain.

Gilpin Road is situated 0.4 miles away from Ware rail station providing links into Londons Liverpool Street via Tottenham Hale. Ware Town Centre offers a choice of supermarkets, boutique shops, coffee shops and restaurants. The River Lee runs through the town centre and boasts scenic walks towards Hertford to the West and Broxbourne to the South.



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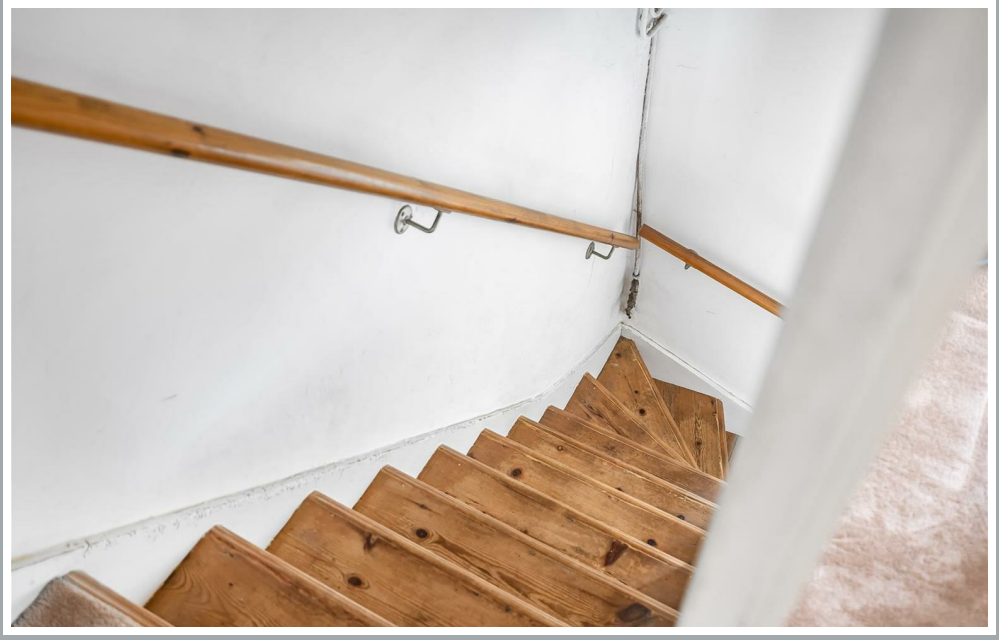







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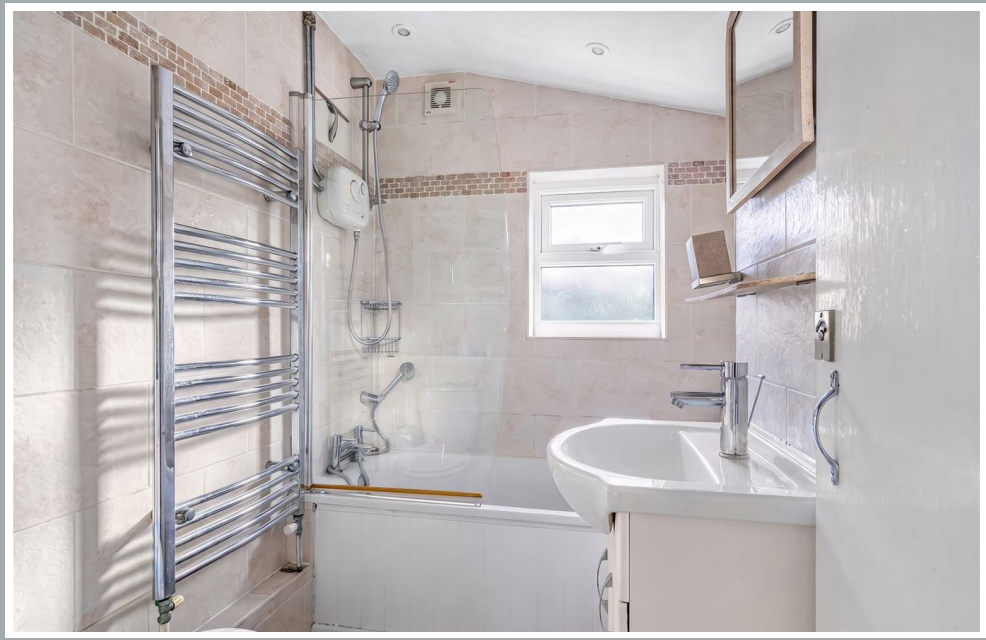









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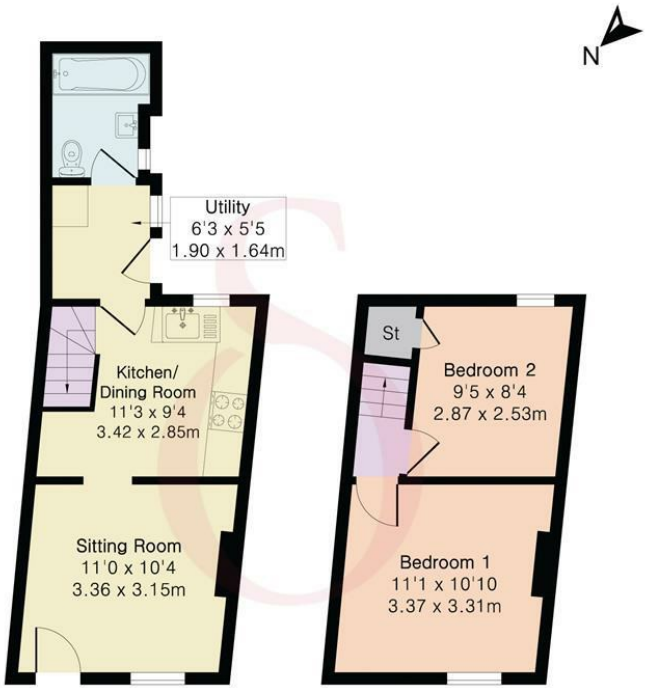
Approximate Gross Internal Area 520 sq ft - 48 sq m

Ground Floor Area 296 sq ft – 27 sq m

First Floor Area 224 sq ft – 21 sq m



PINKPLAN

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.

Steven Oates

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