

Brewery Yard, Watton Road

£500,000 Freehold

Exclusive gated development – Brewery Yard • Beautifully presented throughout • Two bedrooms, two bathrooms
• Contemporary kitchen with integrated appliances • Spacious reception room with wooden flooring • Private south-facing garden (rare for central Ware) • Allocated parking and Visitor Spaces • Close to Ware town centre and mainline station



Accommodation Comprises:

Entrance Hall

Lounge / Diner

20' 4" x 10' 5" (6.20m x 3.18m)

Kitchen

10' 10" x 7' 9" (3.29m x 2.36m)

W/C

Landing

Bedroom 1

12' 6" x 11' 3" (3.82m x 3.43m)

En-Suite

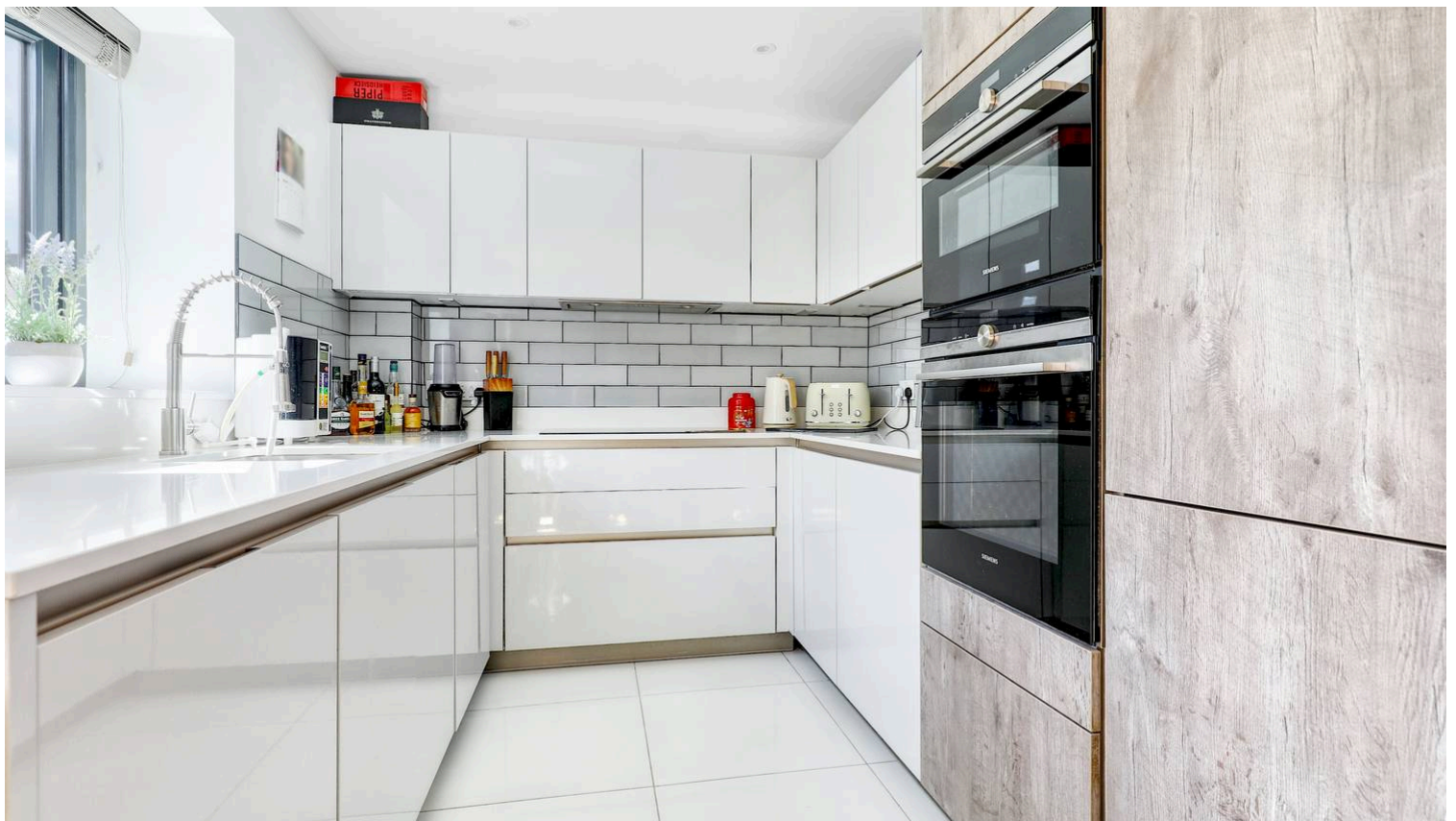
Bedroom 2

14' 7" x 8' 8" (4.45m x 2.64m)

En-Suite

Anti-Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.





Keith Ian are delighted to present this beautifully presented two-bedroom, two-bathroom terraced home, forming part of the exclusive gated development of Brewery Yard in Ware.

This stylish home offers a superb blend of contemporary design and character, ideally suited to professionals, downsizers, or small families seeking a high-quality home within close proximity to the town centre. The ground floor features a spacious reception room with elegant wooden flooring and modern décor, creating a welcoming and versatile living space. To the rear, the open-plan dining area is filled with natural light and benefits from direct access to the garden via French doors, providing excellent indoor-outdoor flow. The contemporary kitchen is fitted with sleek gloss cabinetry, integrated appliances, a subway tile splashback, and generous worktop space, ideal for both everyday use and entertaining. Upstairs, the property comprises two well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room with stylish tiling and contemporary fittings. The second bedroom is also a great size and further benefits from a modern bathroom en-suite, both bathrooms finished with high-quality fixtures, a walk-in shower, shower/bath, and sleek vanity units. Externally, the property enjoys a private south-facing garden, a rare feature for homes so close to Ware town centre. Designed for low maintenance with artificial lawn, a decked patio area, and privacy fencing. The home also benefits from two allocated parking spaces within this secure gated development.

Ware is a highly desirable Hertfordshire town offering a charming blend of historic character and modern convenience. The town centre provides a range of independent shops, cafés, restaurants, and pubs, along with everyday amenities. Ware benefits from excellent transport links, including a direct rail service to London Liverpool Street, making it ideal for commuters. The area is also well regarded for its riverside walks along the River Lea, reputable schools, and easy access to surrounding countryside, offering a balanced lifestyle within reach of London.

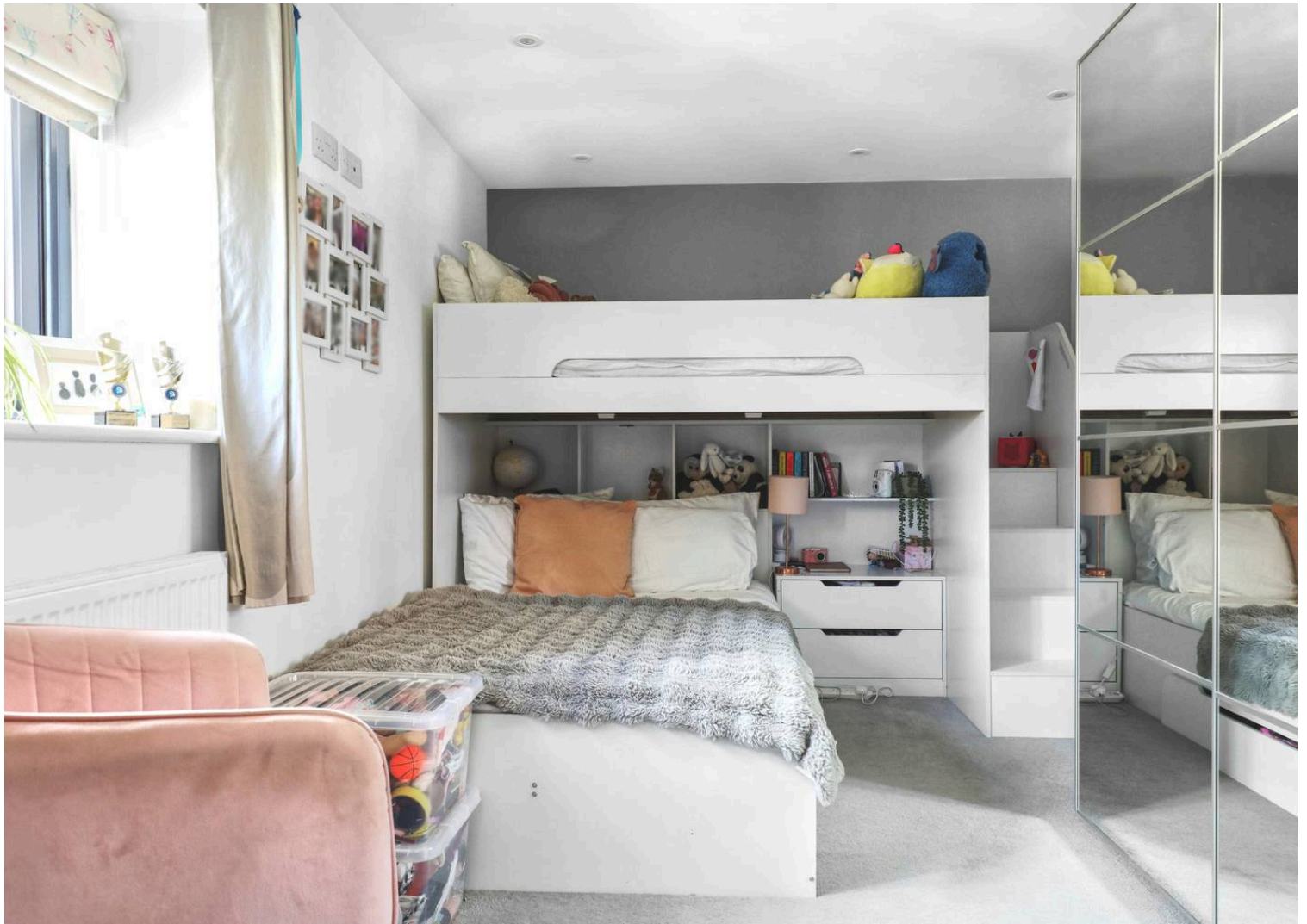
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





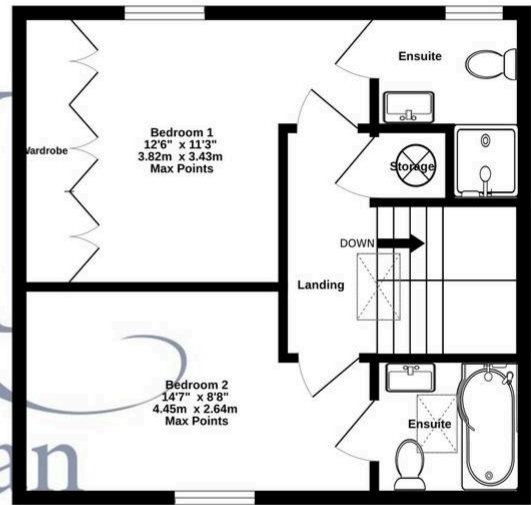
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C	82	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		95
(81-91)	B		
(69-80)	C	84	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
431 sq.ft. (40.0 sq.m.) approx.



1st Floor
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.