



House - End Terrace

# 6 BREWERY YARD, WATTON ROAD, WARE, SG12 0GF

Guide Price

**£620,000**

## FEATURES

- Chain Free
- Walking Distance To Town Centre & Ware Train Station
- Allocated Parking
- Exclusive Gated Development
- 3 Bedroom Luxury Family Home
- Ground Floor Cloakroom/WC



# Brewery Yard Ware SG12 0GF

The property opens with an inviting entrance hallway leading to a versatile front-facing study/playroom, a convenient ground floor cloakroom, and an impressive open-plan kitchen/dining/sitting room. The kitchen features quartz worktops, integrated appliances and rear-facing French doors with full-height glazing, creating a bright and sociable living space.

The first floor provides two generously proportioned double bedrooms, both served by a stylish family bathroom. Occupying the second floor is an impressive principal bedroom suite, offering a Juliet style balcony ample space for fitted wardrobes and complemented by a luxurious fully tiled en-suite shower room. A useful boiler room on this level offers additional storage or could be adapted as a walk-in wardrobe.

Externally, the property benefits from a private timber courtyard garden with established flower beds and shrubs, along with convenient side access to the front.

Ideally positioned just moments from Ware Town Centre, the home enjoys easy access to an excellent range of restaurants, bars, cafés, boutiques and high street brands. Set within the desirable Brewery Yard, the development features two gated vehicular entrances and a pedestrian gate providing direct access onto the High Street.

Ware train station is within walking distance, offering direct services into London Liverpool Street, and the property falls within the catchment area for Chauncy Secondary School.

Offered chain free, this is a rare opportunity to acquire a modern home within a secure and highly convenient town centre setting.



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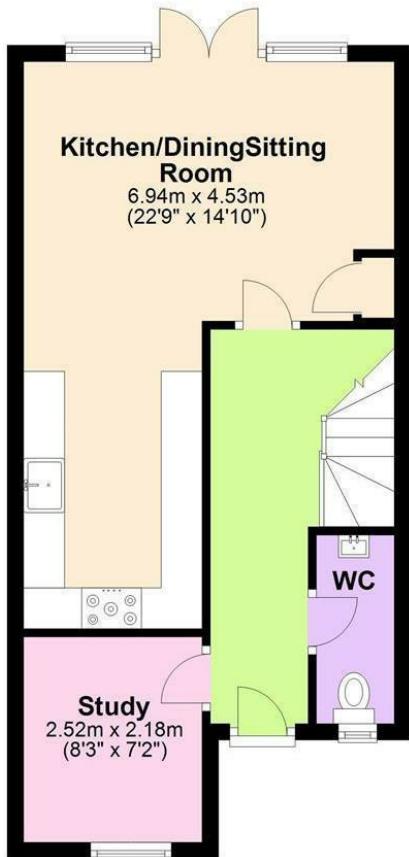
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### Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



### First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 105.2 sq. metres (1132.2 sq. feet)

### Second Floor

Approx. 26.0 sq. metres (279.4 sq. feet)



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Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.