



4, Bird Court, Ware  
SG11 1BL  
Asking Price £600,000



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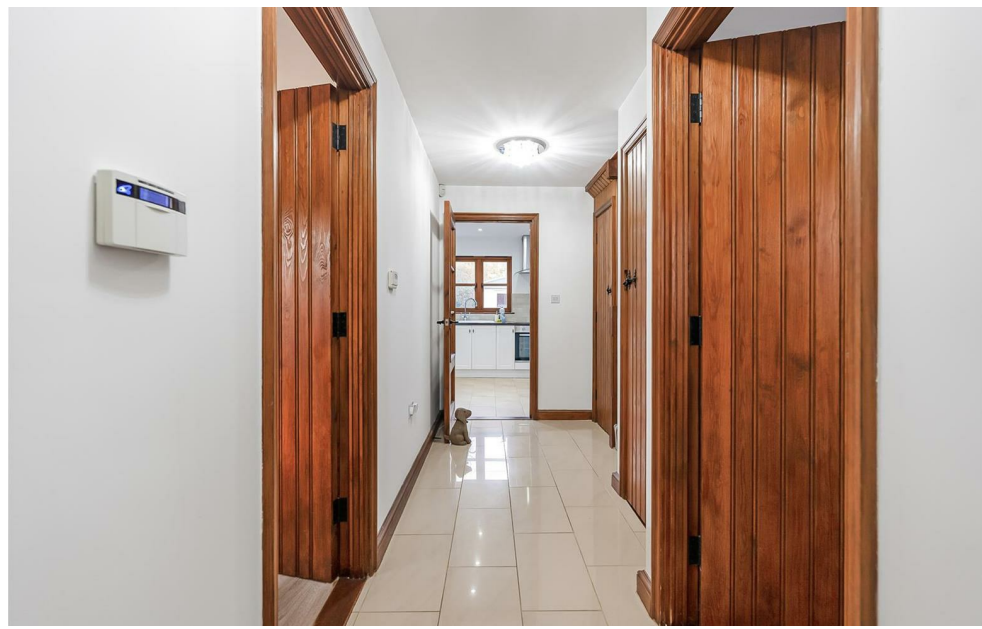
## 4 Bird Court, Colliers End, Ware, Hertfordshire, SG11 1BL

Steven Oates are pleased to offer this spacious four-bedroom detached family home which is perfectly situated in highly desirable village of Colliers End which offers the perfect blend of Village life whilst remaining in a convenient location for easy access to Ware, Hertford and the A10. The property was built approximately 10 years ago and forms part of a small and attractive cul-de-sac of only four traditionally styled family homes. As you step inside, this home boasts spacious and modern accommodation with the ground floor benefitting from a large living room, separate study ideal for anyone working from home, downstairs toilet, utility room, and a beautiful open plan kitchen/dining room perfect for modern day living and entertaining guests. Upstairs, this home benefits from four generous size bedrooms with a family bathroom suite and en-suite to the principal bedroom. Externally, this property includes a good size, low maintenance rear garden which a summer house currently used as a bar. There is also parking to the front with a separate double garage.

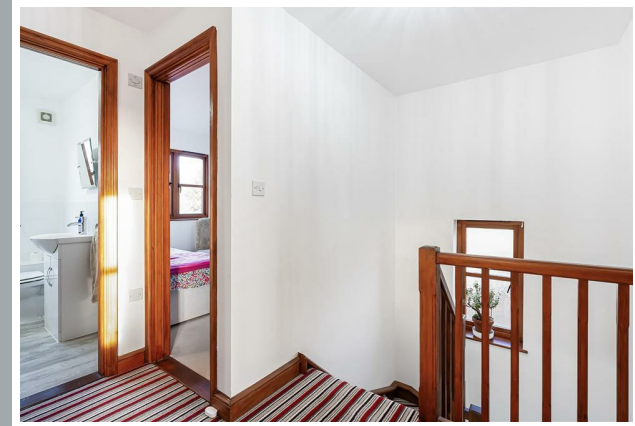
Bird Court is located within the charming village of Colliers End, just a few miles north of Ware. Surrounded by open countryside, it offers a tranquil and idyllic rural lifestyle while remaining exceptionally well-connected. Both Ware and Hertford are approximately 5 miles away, providing easy access to a wide range of amenities, shopping, and transport links, including rail services into London. Closer to home, the larger village of Standon offers a selection of shops including a village store, bakers, butchers, to name a few. There is also an excellent range of state and independent schools for all age groups. Notably, St Edmund's College, a prestigious independent school, is just a stone's throw from the property. This is a rare opportunity to enjoy peaceful countryside living without compromising on connectivity or convenience.



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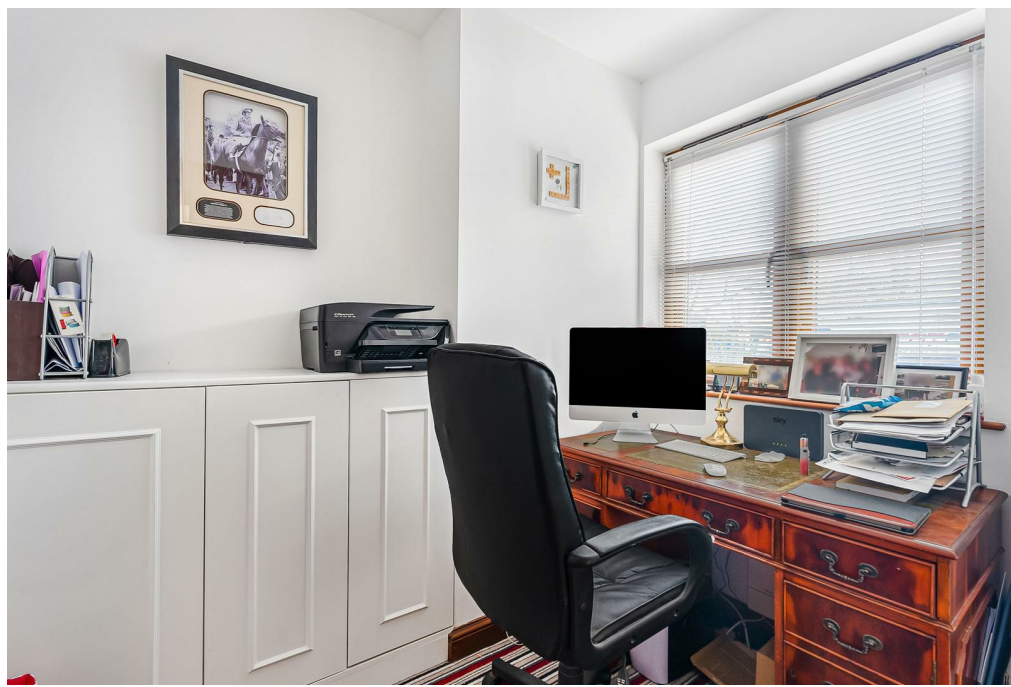


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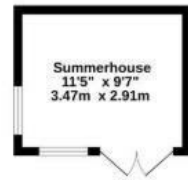


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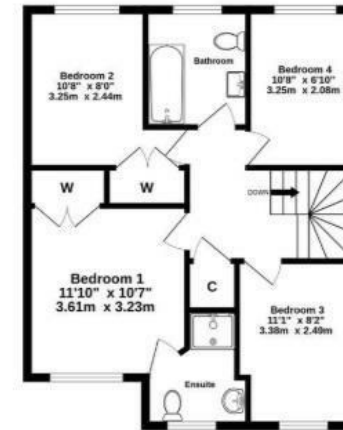


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Ground Floor  
979 sq.ft. (91.0 sq.m.) approx.



1st Floor  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 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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