

**KIRBY
COLLETTI**
EST 2004



Bridge House Cambridge Road, Ware, SG12 0TD

Price £999,995

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Ware, SG12 0TD

- CHAIN FREE - FREEHOLD
- ACCOMMODATION IN EXCESS OF 3300 sq ft.
- STUNNING KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & SEPARATE GROUND FLOOR W.C
- 65ft SOUTH FACING GARDEN
- STUNNING PERIOD PUBLIC HOUSE CONVERSION
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- LUXURY BATHROOM & EN SUITE BATHROOM
- SHORT DRIVE TO WARE TOWN

KIRBY COLLETTI are delighted to bring to market this STUNNING FOUR BEDROOM VICTORIAN SEMI DETACHED HOUSE with accommodation in of approx. 3300 sq ft.. Formerly part of The Anchor public house, this charming building has just undergone conversion and total refurbishment by the present owners to an excellent standard, with many original features retained.

Located in the highly regarded hamlet of Wadesmill, the property is just over 2 miles from the vibrant town centre of Ware, with its wealth of amenities and rail links into London. Hertford is also within easy reach via a direct road, offering a further excellent selection of shops, restaurants, leisure facilities and transport links.



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ACCOMMODATION

FITTED KITCHEN/BREAKFAST ROOM

20 x 19 (6.10m x 5.79m)

FAMILY ROOM

28'2 x 13 (8.59m x 3.96m)

GROUND FLOOR W.C

5'5 x 4'8 (1.65m x 1.42m)

UTILITY ROOM

7'10 into cupboard x 5'5 (2.39m into cupboard x 1.65m)

LOWER GROUND FLOOR

PRINCIPAL BEDROOM

36 max x 13'10 max (10.97m max x 4.22m max)

LUXURY EN SUITE

10'6 x 8'10 (3.20m x 2.69m)

LARGE BASEMENT

RECEPTION ROOM 1

21'4 x 16'11 max (6.50m x 5.16m max)



RECEPTION ROOM 2	15'10 x 15'9 (4.83m x 4.80m)
INNER HALL	11'9 x 6'4 (3.58m x 1.93m)
LANDING	
BEDROOM 2	13'1 x 10 (3.99m x 3.05m)
BEDROOM 3	12'7 x 11'9 (3.84m x 3.58m)
BEDROOM 4	12 x 9'8 (3.66m x 2.95m)
LUXURY BATHROOM/W.C	10'3 max x 5'6 (3.12m max x 1.68m)
OUTSIDE	

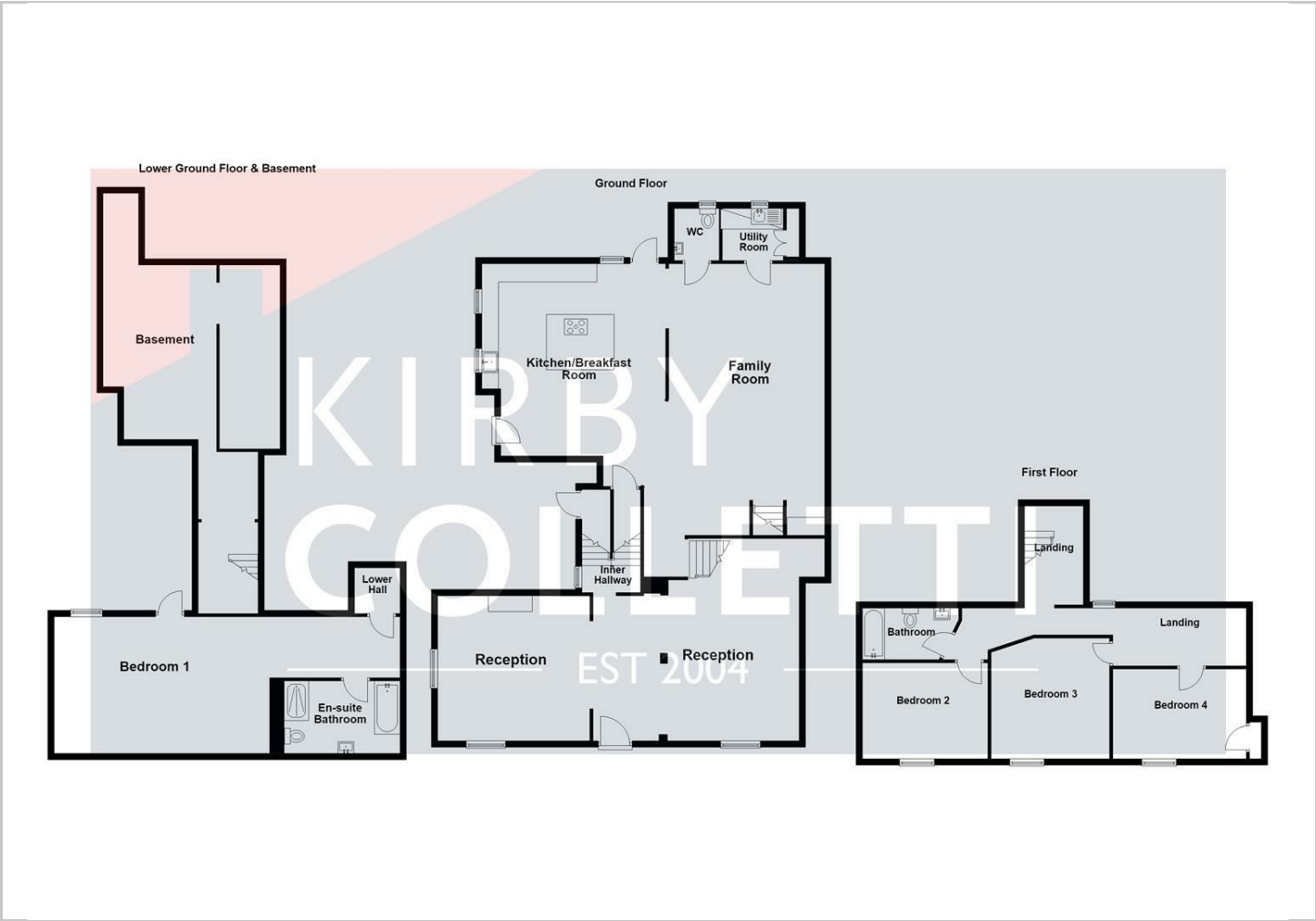




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Floor Plans



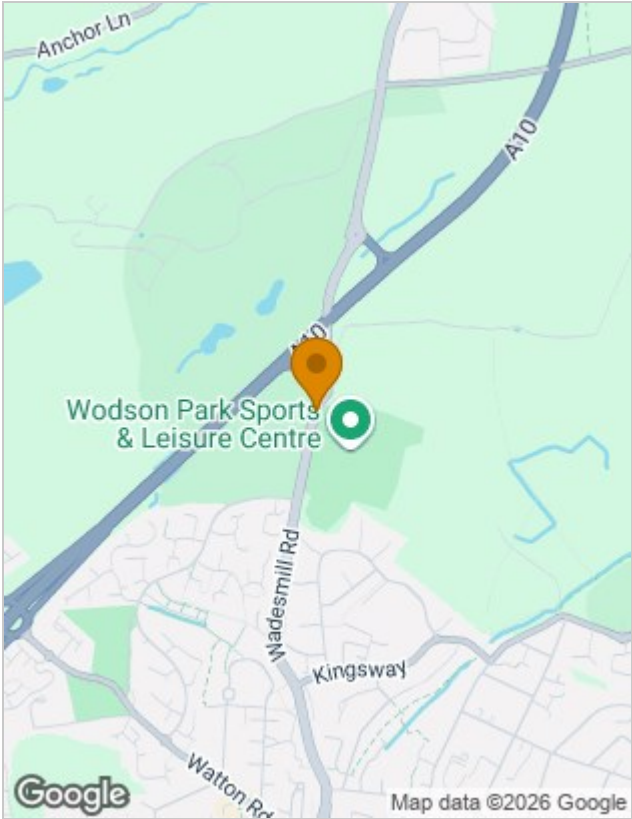
Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

