

29, Ward Close, Ware
SG12 0BU

Offers Over £475,000

stevenoates.com







29 Ward Close, Ware, SG12 0BU

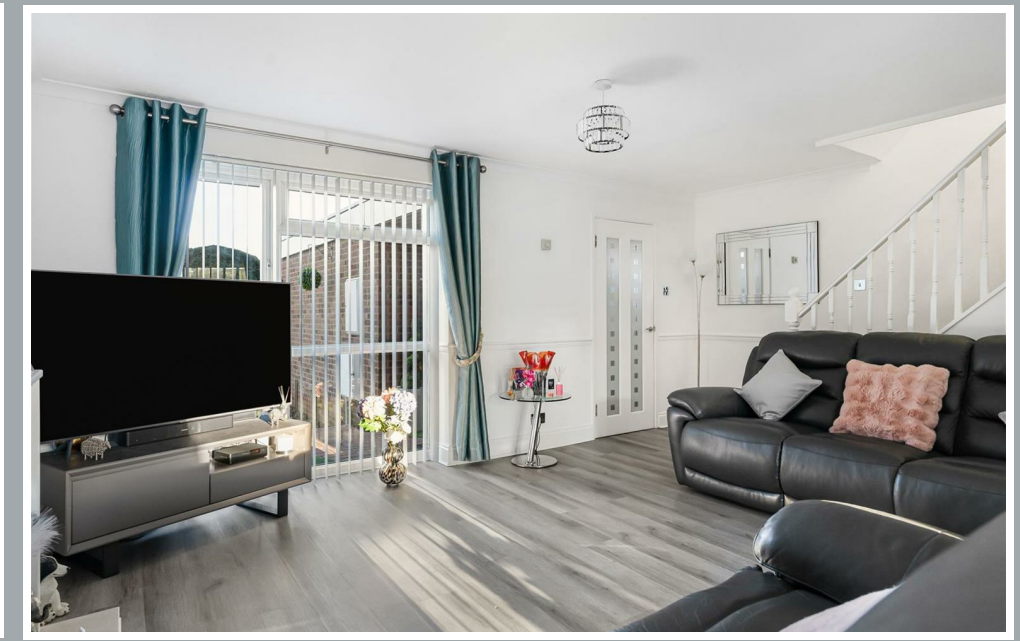
An attractive and well-presented THREE-BEDROOM SEMI-DETACHED HOME, situated within the ever popular Old Vicarage development and enjoying a desirable cul-de-sac position. The thoughtfully extended accommodation offers well proportioned and versatile living space, comprising an entrance lobby, downstairs cloakroom, partly converted garage providing a useful utility/office area, together with an external storage area. There is a spacious open-plan living/dining room with direct access to the rear garden, complemented by a fitted kitchen. To the first floor are three well-appointed bedrooms and a family bathroom. Externally, the property enjoys a beautifully landscaped front garden, whilst to the rear is a southerly facing garden, ideal for enjoying the sunshine. A block-paved driveway to the front provides off street parking.

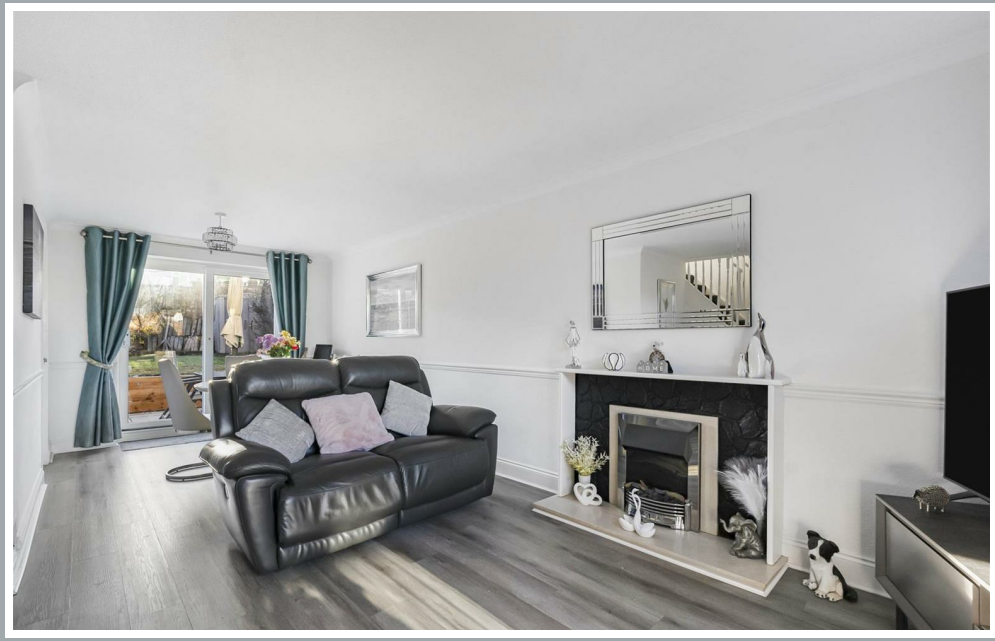
The property is conveniently positioned within comfortable walking distance of Ware town centre, offering a variety of shops, restaurants and local amenities. Ware mainline railway station provides direct rail services into London Liverpool Street, whilst the nearby A10 offers excellent road connections towards London and Cambridge. The property also falls within the catchment area for a selection of well-regarded schools, including those rated outstanding.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY









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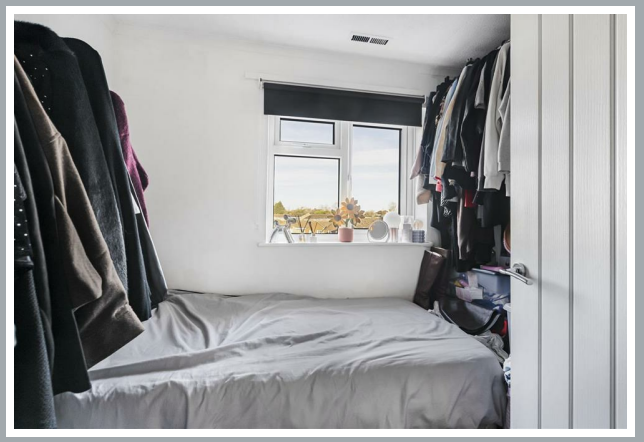



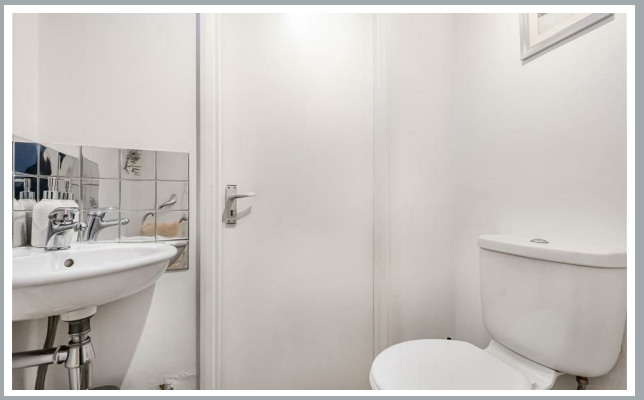



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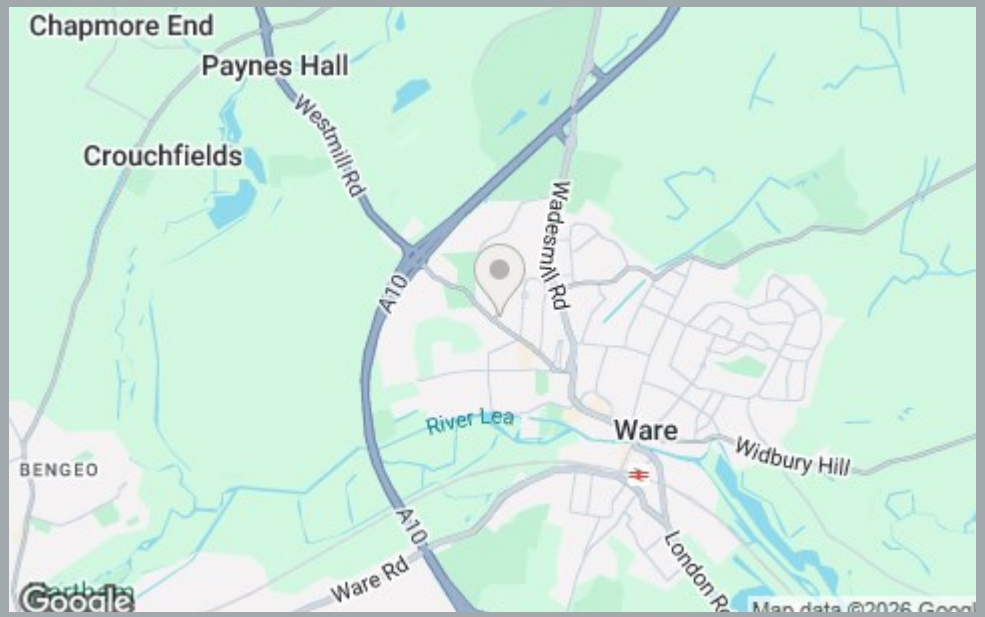

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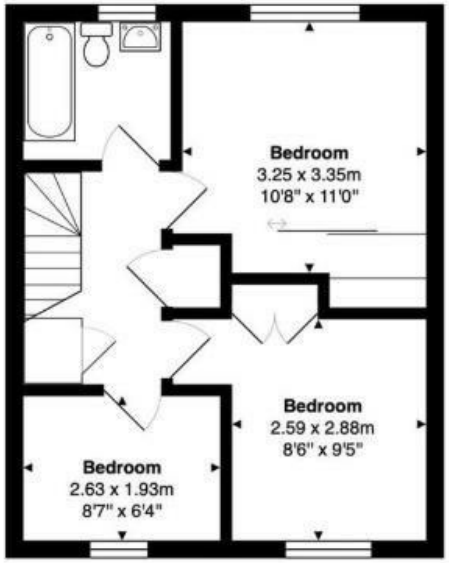
Ground Floor
Area: 49.5 m² ... 532 ft²



First Floor
Area: 37.2 m² ... 401 ft²

Total Area: 86.7 m² ... 933 ft²

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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