



Parnel Road, Ware

£475,000 Freehold

Extended 3 Bedroom Semi Detached Home • Chain Free • Gas Central heating and Double Glazing Throughout • Family Bathroom & Ensuite • 1.1 miles to Ware Train Station • Large Driveway Offering Ample Parking • Catchment for Good Schools • South Facing Garden



**Accommodation Comprises:
Entrance Hallway**

Lounge

13' 0" x 11' 7" (3.96m x 3.53m)

Dining Area

9' 11" x 9' 0" (3.02m x 2.74m)

Kitchen

12' 0" x 9' 8" (3.66m x 2.95m)

Family Room

9' 0" x 8' 8" (2.74m x 2.64m)

Bathroom

First Floor Landing

Bedroom One

23' 0" x 9' 10" (7.01m x 3.00m)

Ensuite

Bedroom two

Bedroom Three

7' 2" x 7' 2" (2.18m x 2.18m)

AML - Anti Money Laundering

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 pleased to offer this extended 3 bedroom semi detached home which is located within a pleasant residential area within 1.1 miles of Ware's train station. The property is ideal for the modern family with spacious living accommodation with a generous lounge/ diner and a good size kitchen which is open to a family room that offers access to a south facing rear garden via French doors. There are 3 good sized bedrooms where the main bedroom benefits from an ensuite. Other benefits are gas central heating and double glazing throughout, and side access from the front of the property. Good schooling is nearby for both junior and senior ages. Both Ware train station and Ware high street are approx. 1 mile away where there are direct links to Tottenham Hale and London Liverpool Street stations. The property is offered chain free so a quick move is available.

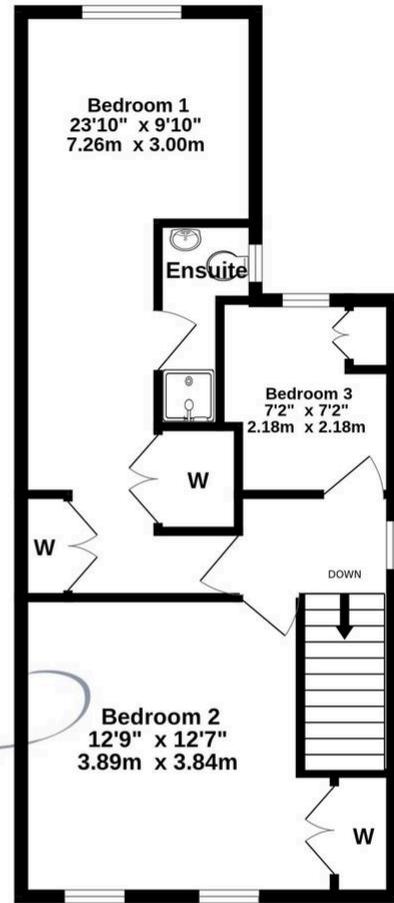
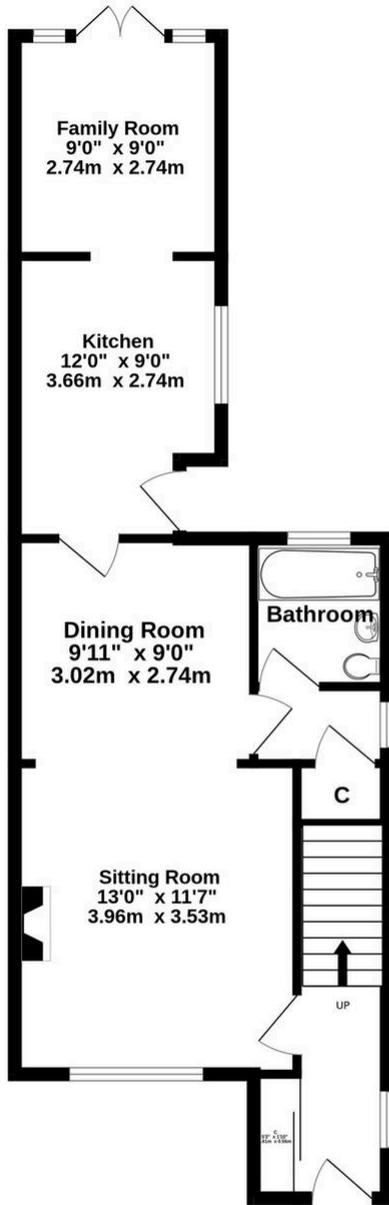
Ware is a beautiful town in Hertfordshire, offers an exceptional lifestyle centred around its vibrant and welcoming High Street. Living close to this bustling hub brings the perfect mix of convenience and charm, with a wide range of independent shops, boutique stores, and local businesses offering something for everyone. Whether you're enjoying a coffee at a cosy café, catching up with friends at a traditional pub, or dining out at one of the many restaurants serving cuisines from around the world, there's always something to explore. The regular market adds to the appeal, showcasing fresh local produce and unique artisanal goods. Throughout the year, the High Street comes alive with community events, festivals, and celebrations, creating a warm and inclusive atmosphere for all ages.

Council Tax band: C

Tenure: Freehold

Ground Floor
567 sq.ft. (52.7 sq.m.) approx.

1st Floor
523 sq.ft. (48.6 sq.m.) approx.



KI
Keith Ian

TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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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