

Watton Road, Ware

£500,000 Share of Freehold

Off-Road Parking • Open Plan Kitchen Dining Area • Exposed Brick Feature Walls • Large Windows with Shutters
• 2/3 Bedrooms • Buryfield Maltings Location (Town Centre) • Character Features • Modern Throughout



Accommodation Comprises:

Kitchen

12' 8" x 9' 3" (3.86m x 2.83m)

Dining Room

16' 11" x 12' 8" (5.16m x 3.86m)

w/c

Living Room

21' 1" x 12' 7" (6.43m x 3.83m)

Bedroom One

12' 6" x 11' 7" (3.81m x 3.53m)

Bedroom Two

12' 6" x 7' 2" (3.81m x 2.18m)

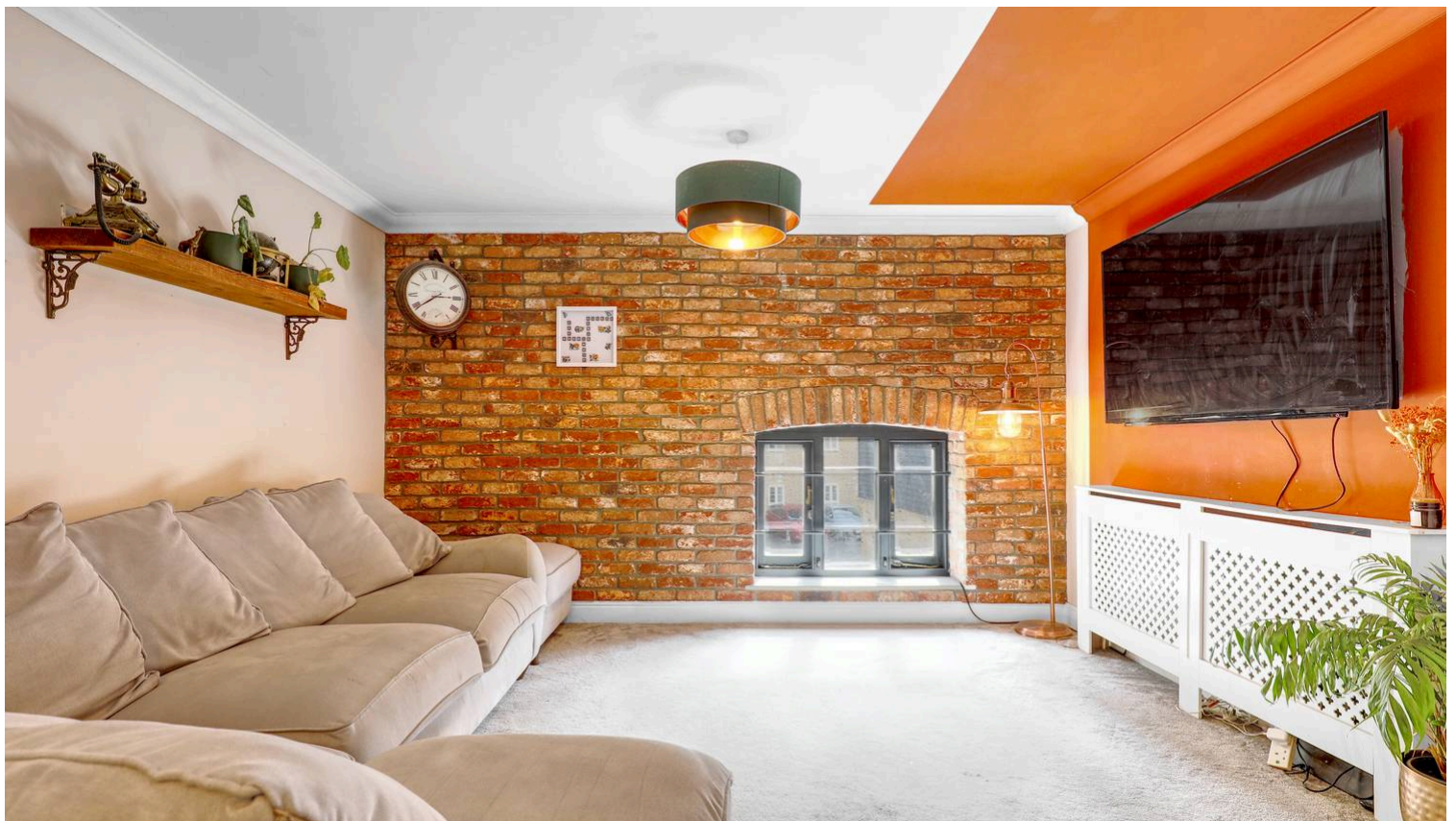
Bathroom

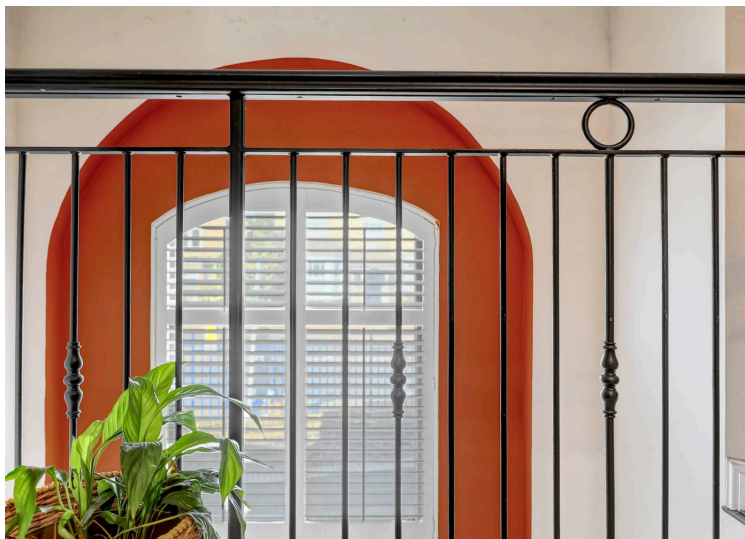
Loft Room

11' 4" x 9' 3" (3.45m x 2.82m)

Anti-Money Laundering (AML) Notice

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 bring to market this beautifully presented 2/3 bedroom terraced home, located within the sought-after Buryfield Maltings development in Ware, Hertfordshire. Offering a versatile layout across multiple floors, the property combines character features with modern finishes, making it ideal for contemporary living.

The ground floor features a stylish kitchen/dining room with modern units, integrated appliances and an exposed brick splashback—perfect for both everyday living and entertaining. To the first floor, the bright and inviting living room benefits from large shuttered windows, and a warm, welcoming feel. Upstairs, the property offers a well-presented principal bedroom, a second bedroom, and a modern family bathroom. The top floor loft room is currently used as an additional bedroom, providing flexible accommodation to suit a range of needs.

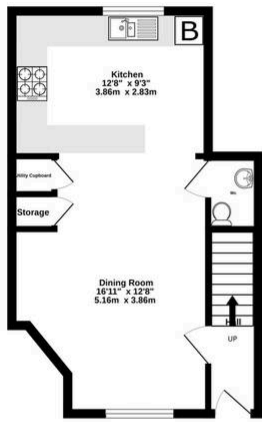
Further benefits include character features throughout and off-road parking.

Ware is a highly desirable Hertfordshire town, offering a perfect balance of historic charm and modern convenience. The town centre provides a wide range of shops, cafés, restaurants, and pubs, alongside scenic riverside walks along the River Lea. Excellent transport links make Ware particularly popular with commuters, with a direct rail service to London Liverpool Street, as well as easy access to the A10, A414, and M25. The area is also well-regarded for its schooling and green open spaces, making it an attractive choice for families and professionals alike.

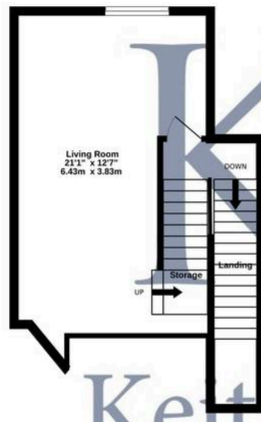
Council Tax band: D

Tenure: Share of Freehold

Ground Floor



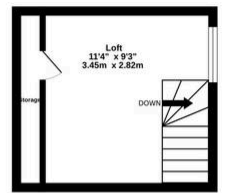
1st Floor



2nd Floor



Loft



Keith Ian

TOTAL FLOOR AREA : 996sq.ft. (92.5 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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