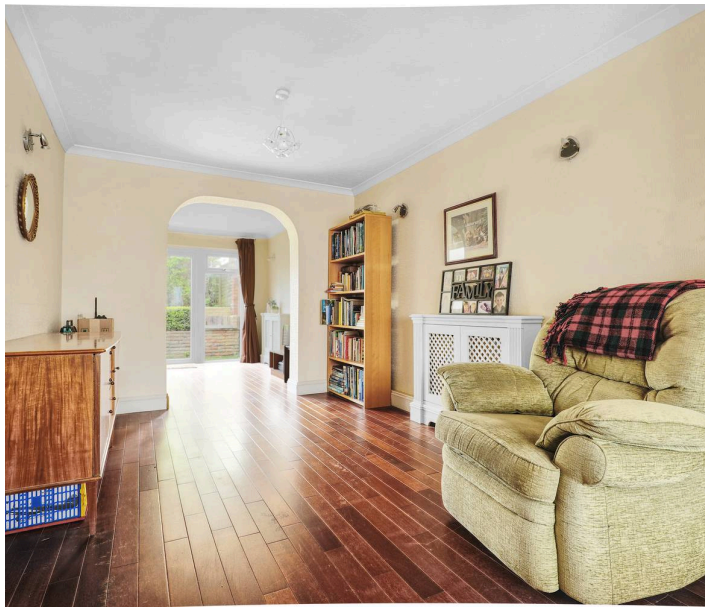




Upper Clabdens, Ware

£500,000 Freehold

Extended three-bedroom semi-detached home • Spacious open-plan living and dining area • Modern fitted kitchen with integrated appliances • Ground floor shower room • Conservatory with garden access • Private and well-maintained rear garden • Ample off-road parking • Sought-after Upper Clabdens location



Accommodation Comprises:

Entrance Hall

Lounge

23' 3" x 11' 10" (7.09m x 3.60m)

Dining Room

10' 10" x 10' 0" (3.30m x 3.05m)

Conservatory

11' 5" x 10' 0" (3.48m x 3.05m)

Kitchen

8' 7" x 8' 2" (2.62m x 2.50m)

Shower Room

Bedroom 1

12' 10" x 10' 3" (3.91m x 3.12m)

Bedroom 2

10' 5" x 10' 3" (3.18m x 3.12m)

Bedroom 3

9' 11" x 7' 9" (3.01m x 2.36m)

Bathroom

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.





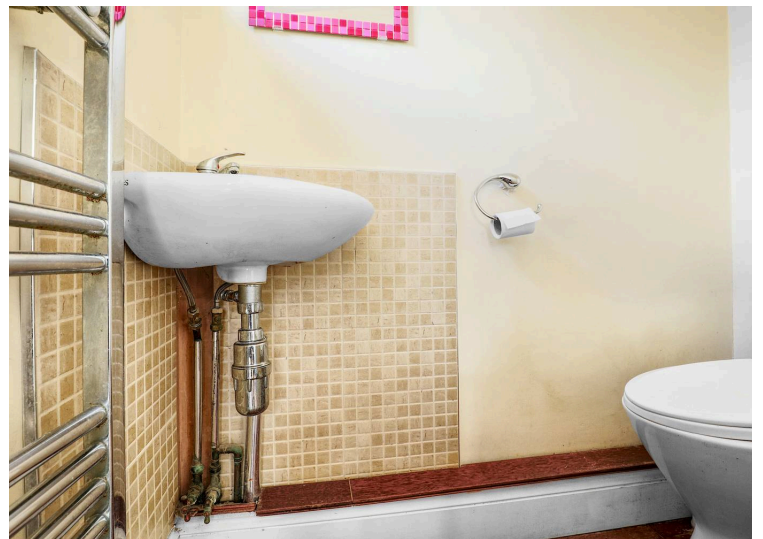
Keith Ian are pleased to present this beautifully extended three-bedroom semi-detached family home, ideally positioned on the highly sought-after Upper Clabdens in Ware, Hertfordshire. This attractive home offers a superb balance of modern styling and practical living space, having been thoughtfully extended to enhance both its ground floor layout and overall versatility. With bright, well-proportioned rooms throughout and a seamless connection between indoor and outdoor spaces, the property is perfectly suited to growing families and those who enjoy entertaining. Upon entering, you are welcomed by a bright and inviting hallway, setting the tone for the rest of the home. The ground floor provides an excellent sense of space, centred around a generous open-plan living and dining area, complete with hardwood flooring, a charming feature fireplace, and large windows that flood the space with natural light. Large doors open directly onto the rear garden, creating a wonderful flow for both everyday living and social occasions. The modern kitchen is equally impressive, fitted with sleek cabinetry, integrated appliances, and ample storage, all complemented by warm wooden flooring and an abundance of natural light. The extension has further enhanced the property with the addition of a versatile conservatory and a highly practical ground floor shower room, making the layout ideal for busy households or visiting guests. Upstairs, the home continues to impress with three well-proportioned bedrooms and a stylish family bathroom, all designed with comfort and functionality in mind. Externally, the property benefits from ample off-road parking to the front and a beautifully maintained rear garden, offering a private and tranquil setting with mature planting, a spacious lawn, and a patio area, perfect for relaxing or entertaining during the warmer months. Ware is a charming and historic market town in Hertfordshire, known for its attractive riverside setting along the River Lea and strong community feel. The town offers a great selection of shops, cafés, restaurants, and everyday amenities, along with well-regarded schooling. Ideal for commuters, Ware benefits from a mainline station with direct services into London Liverpool Street, as well as easy access to the A10 and A414. Combining character, convenience, and green open spaces, it remains a highly sought-after location for families and professionals alike.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

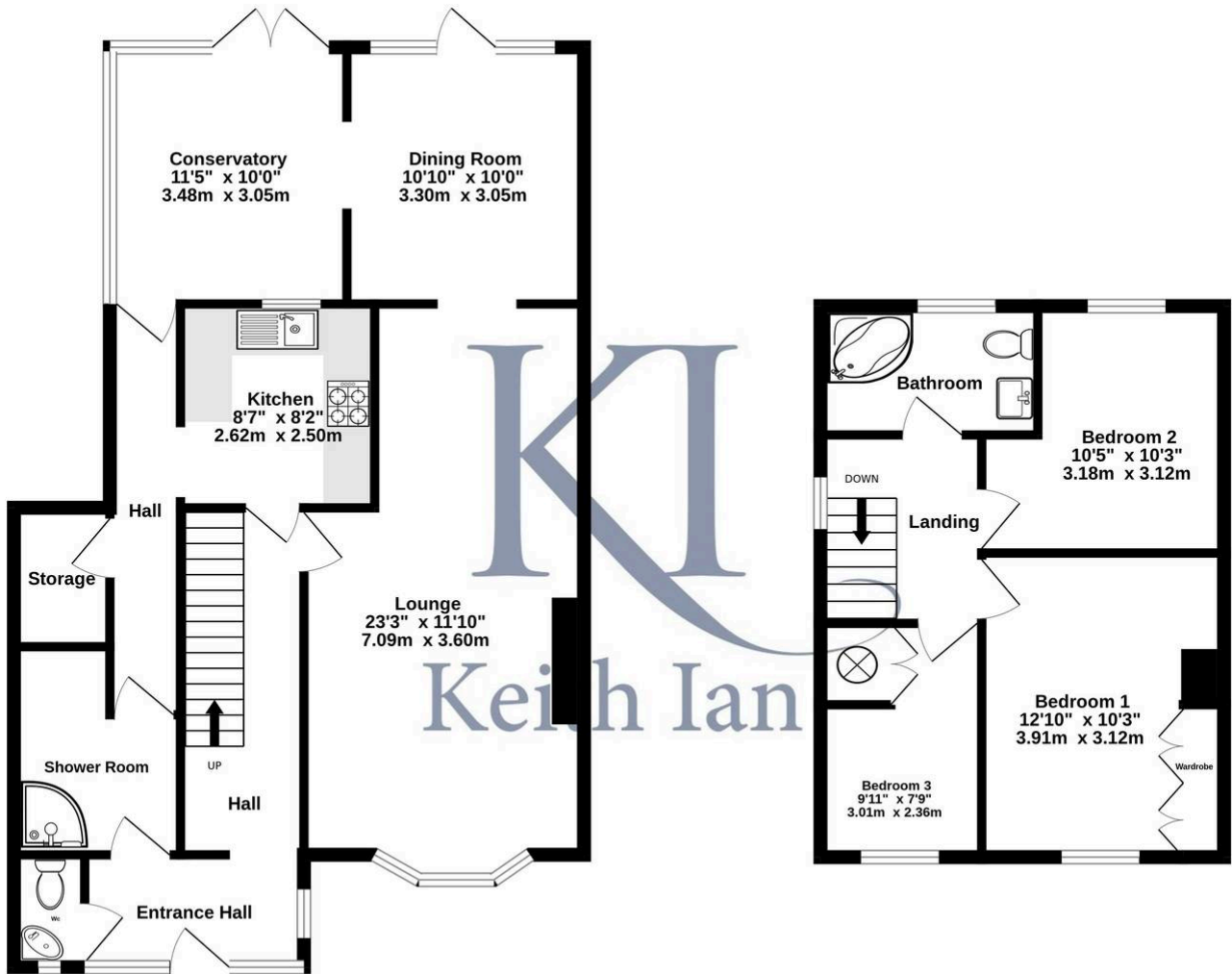
EPC Environmental Impact Rating: E





Ground Floor
800 sq.ft. (74.3 sq.m.) approx.

1st Floor
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.8 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.