



30, Gilpin Road, Ware  
SG12 9LZ

Offers In Excess Of £475,000



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## 30 Gilpin Road, Ware, Hertfordshire, SG12 9LZ

Modernised by the existing owners, a beautiful three bedroom semi detached character home situated on a popular residential turning in the South Side of Ware, convenient for Ware Town Centre and transport links into Central London. The property is arranged over two levels and comprises of 871 sq ft of accommodation. On the ground floor, there is a through lounge/diner which features a stunning open fireplace and panelling, modern fitted kitchen and four piece suite bathroom. On the first floor, there are three double bedrooms. Externally, the property has a private rear garden which benefits from a garden room currently being used as an office with power and lighting. Internal viewing recommended.

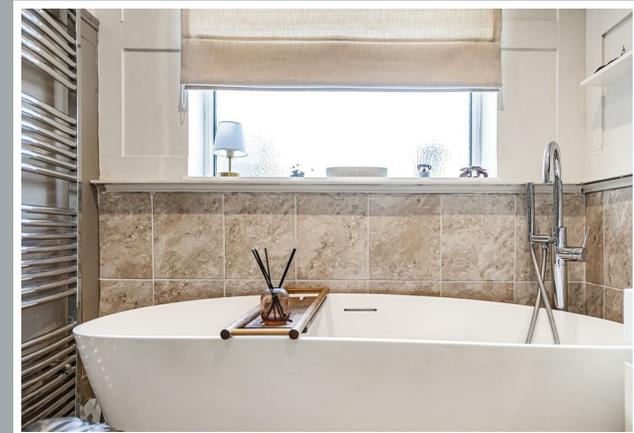
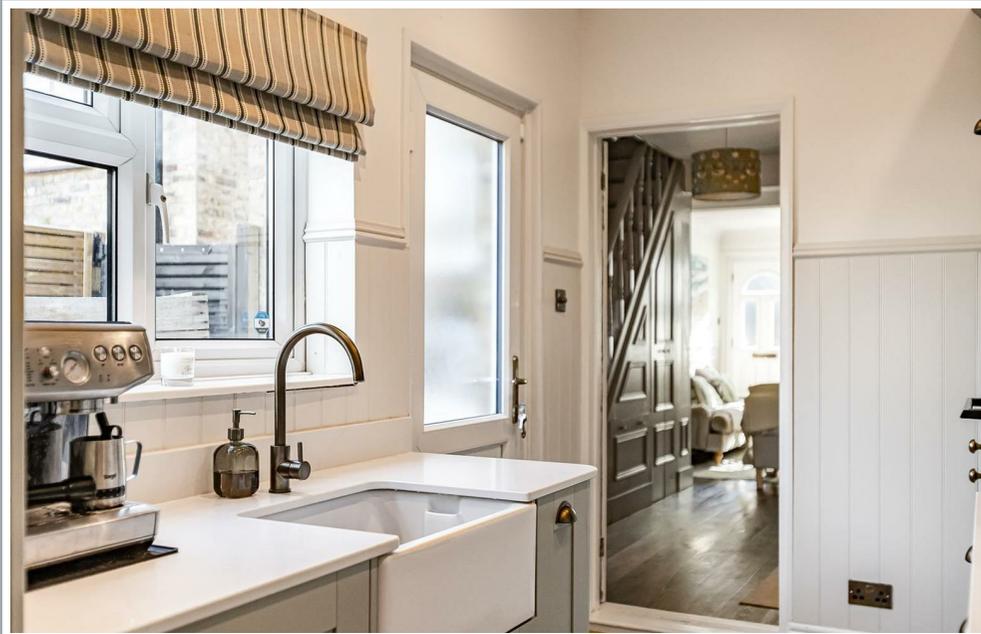
Gilpin Road is situated 0.4 miles away from Ware rail station providing links into Londons Liverpool Street via Tottenham Hale. Ware Town Centre offers a choice of supermarkets, boutique shops, coffee shops and restaurants. The River Lee runs through the town centre and boasts scenic walks towards Hertford to the West and Broxbourne to the South.



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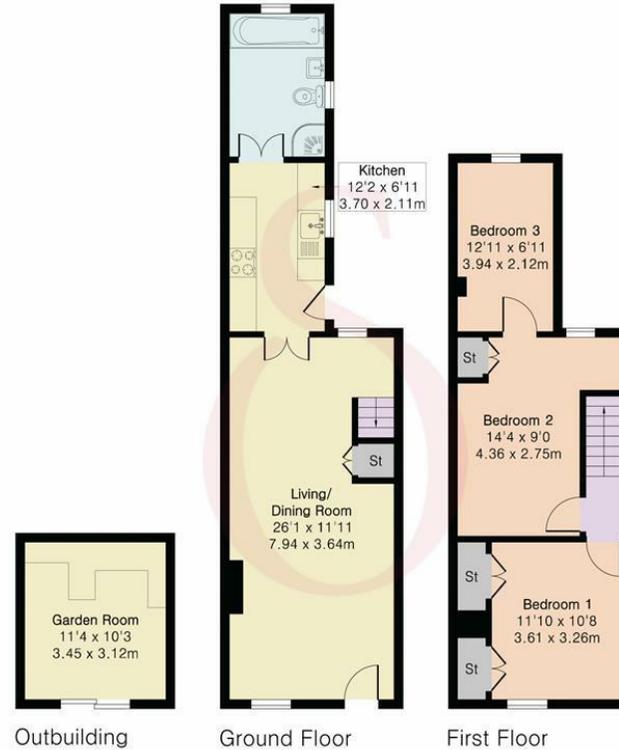
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**Approximate Gross Internal Area 871 sq ft - 81 sq m  
(Excluding Outbuilding)**

Ground Floor Area 473 sq ft - 44 sq m

First Floor Area 398 sq ft - 37 sq m

Outbuilding Area 116 sq ft - 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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