



Rosebank, Colliers End

£575,000 Freehold

Three-bedroom semi-detached home • Two stylish, high-specification bathrooms • Open-plan kitchen with integrated appliances • Spacious reception room with feature fireplace wall • Bi-fold doors leading to landscaped rear garden • Outdoor bar and covered seating area • Off-road parking with brick-paved driveway • Sought-after village location near Ware



**Accommodation Comprises
Entrance Hall**

Lounge

18' 1" x 11' 4" (5.51m x 3.45m)

Kitchen/Diner

22' 1" x 15' 1" (6.72m x 4.60m)

Shower Room

Landing

Bedroom 1

16' 0" x 12' 7" (4.88m x 3.83m)

Bedroom 2

11' 6" x 9' 4" (3.51m x 2.84m)

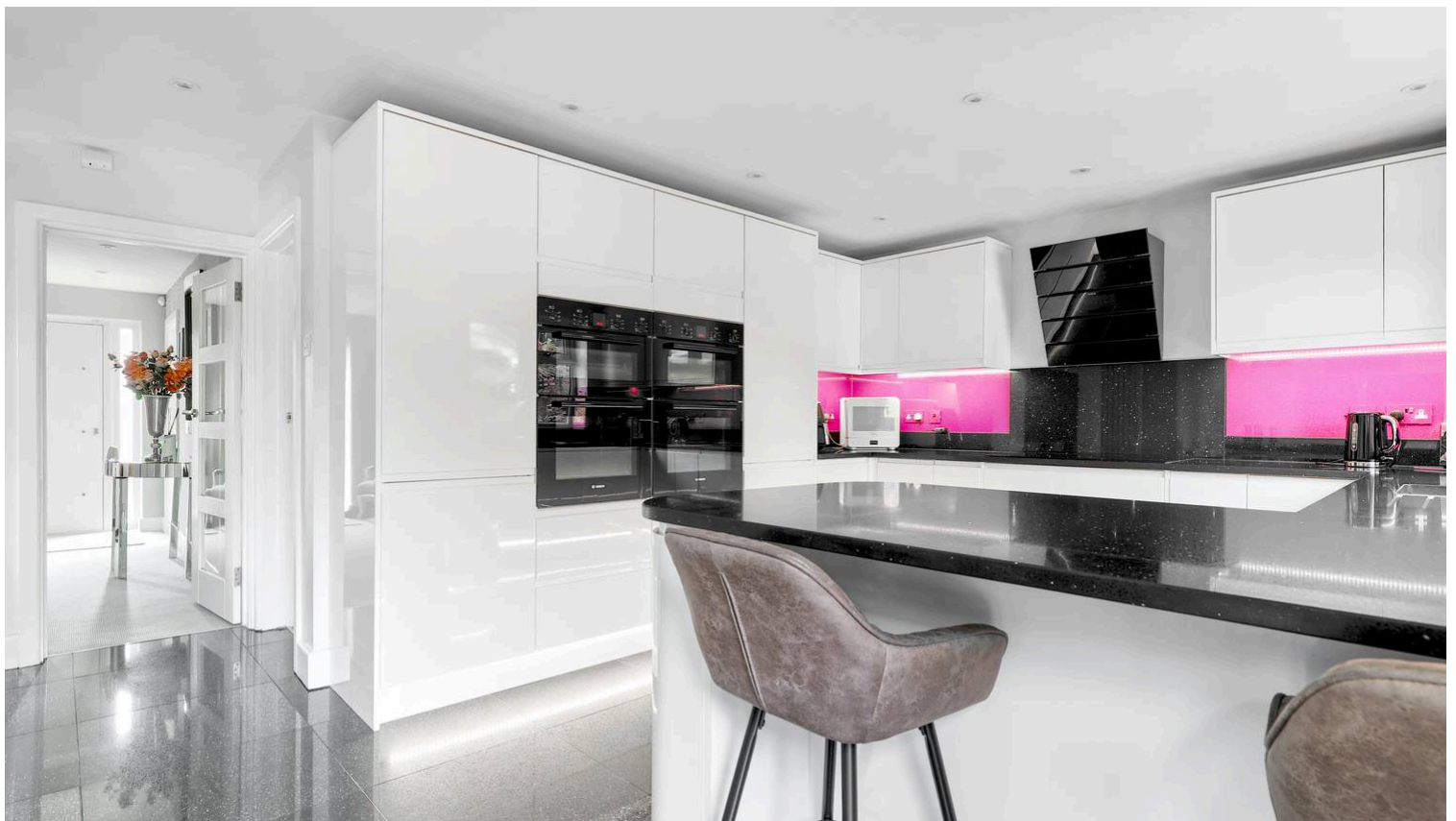
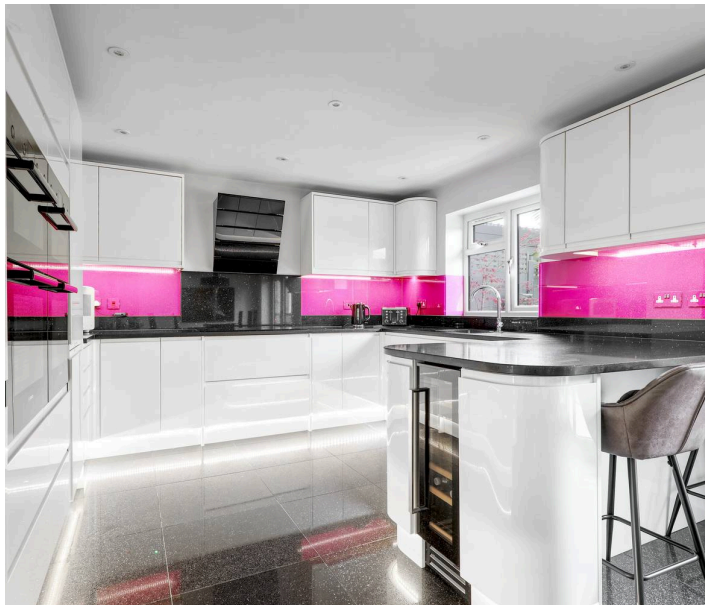
Bedroom 3

8' 7" x 8' 2" (2.61m x 2.49m)

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 delighted to bring to market this exceptional three-bedroom, two-bathroom semi-detached home, finished to a high standard and offering stylish, contemporary living throughout.

The welcoming entrance hall sets the tone, leading into a spacious reception room featuring a striking stone feature wall with a modern built-in fireplace and a large window that fills the space with natural light. To the rear, the sleek open-plan kitchen is fitted with high-gloss cabinetry, integrated appliances, and a central island with seating and a built-in wine cooler, complemented by a vibrant splashback. The adjoining dining area provides an ideal space for both everyday living and entertaining. Upstairs, the property offers three well-proportioned bedrooms with modern décor and ample storage, alongside a beautifully appointed four-piece family bathroom comprising a freestanding bath and separate walk-in shower. The ground floor further benefits from a stylish shower room, doubling as a convenient downstairs cloakroom. Externally, the home benefits from off-road parking via a brick-paved driveway and an attractive front garden. The rear garden is designed for low-maintenance living, featuring an artificial lawn, tropical planting, and privacy fencing. Bi-fold doors open onto a patio and covered seating area, while the outdoor bar creates a perfect space for entertaining.

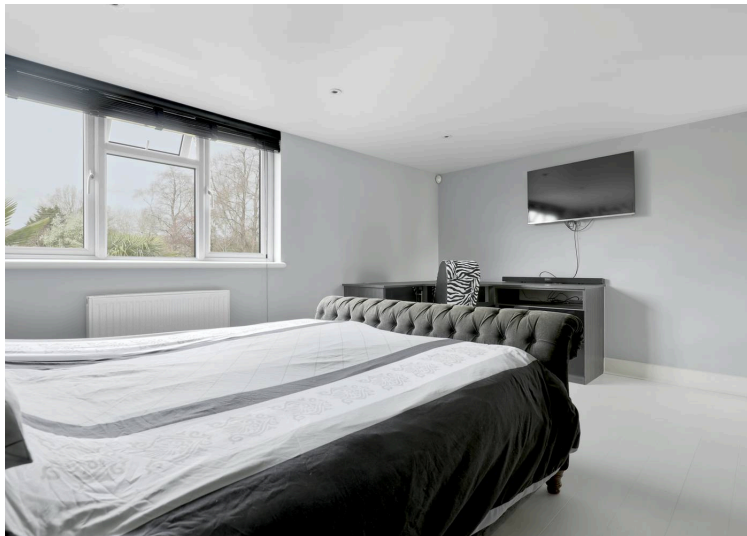
Colliers End is a highly regarded village location situated just a short distance from the historic market town of Ware, offering a perfect balance between rural charm and convenient access to local amenities. Ware itself provides a wide range of shops, restaurants, cafés, and leisure facilities, along with highly regarded schools for all ages. The area is particularly popular with commuters, benefitting from excellent transport links, including regular rail services from Ware station into London Liverpool Street, as well as easy access to the A10, connecting to Hertford, Cambridge, and the M25. Surrounded by beautiful Hertfordshire countryside, Colliers End offers a peaceful setting with scenic walks and outdoor pursuits nearby, making it ideal for families and those seeking a quieter lifestyle without compromising on connectivity.

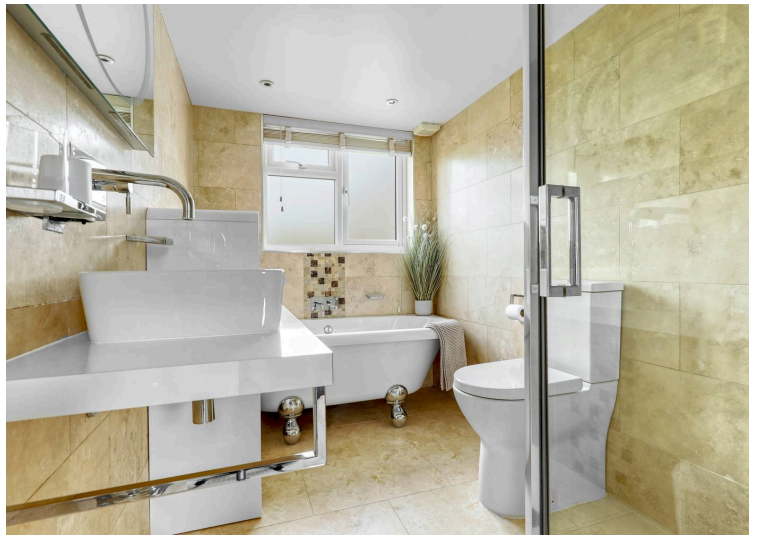
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

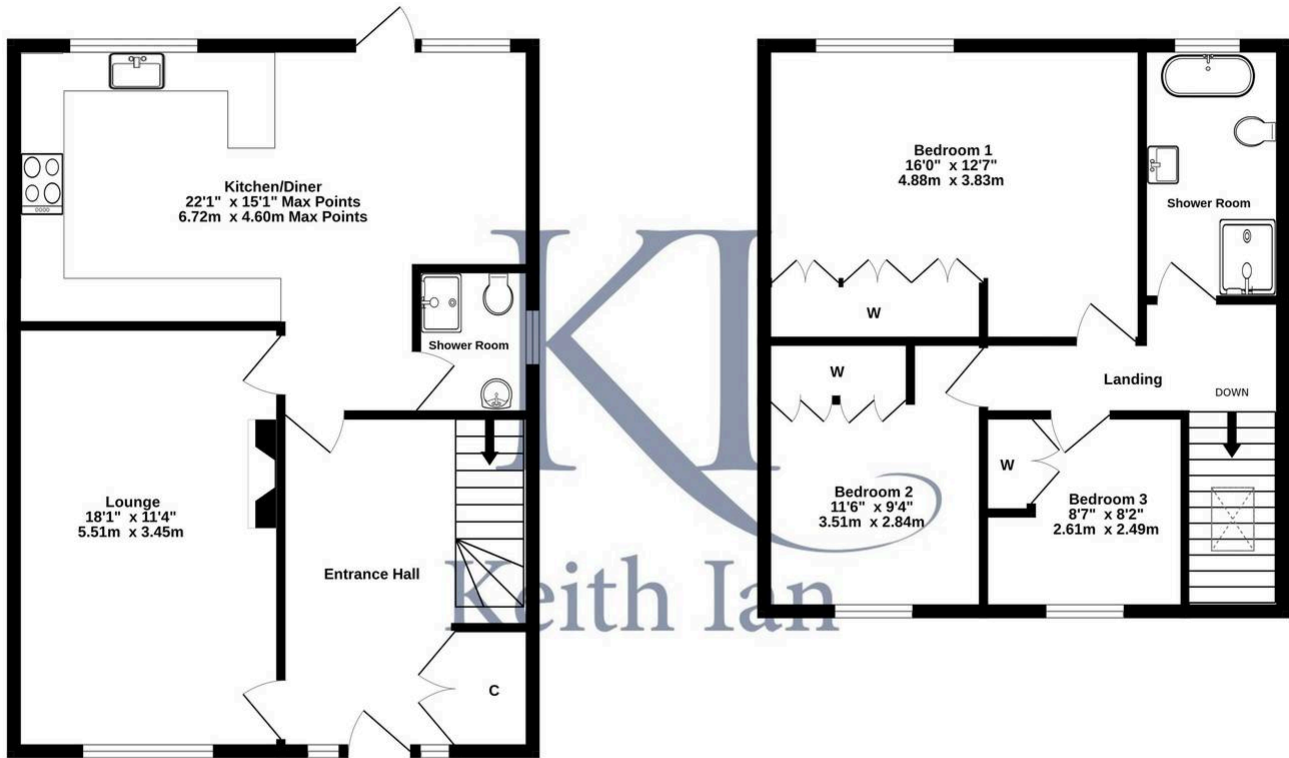
EPC Environmental Impact Rating: D





Ground Floor
656 sq.ft. (60.9 sq.m.) approx.

1st Floor
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.1 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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