



3 Amwell Lane

Ware, SG12 8DU

£630,000



KIRBY COLLETTI are delighted to offer for sale this deceptively spacious three-bedroom semi-detached family home, ideally located within close proximity to St Margaret's Railway Station, the village High Street with its local shops, pubs and restaurants, well-regarded schools, and excellent transport links via the A10 and M25.

The property offers well-proportioned accommodation throughout, with further potential to extend subject to the necessary planning permissions. The ground floor comprises two generous reception rooms and a fitted kitchen, while the first floor provides three well-sized bedrooms and a family bathroom.

Externally, the property benefits from a substantial rear garden measuring approximately 68ft x 77ft, offering excellent space for entertaining and family enjoyment, together with off-street parking to the front.

An ideal opportunity for buyers seeking a spacious family home in a popular village location, with scope for future improvement and enhancement.

- Spacious Three Bedroom Semi Detached House
- 24ft Dining Room
- Double Glazed
- Close To High Street & St Margaret's Station
- Scope To Extend Subject To Planning Permission
- Kitchen
- Spacious 68ft x 77ft Max Rear Garden
- 19ft Living Room
- Bathroom
- Off Street Parking For Several Vehicles



Accommodation

uPVC Double glazed front door to:

Entrance Hall

11'7 x 5'2 (3.53m x 1.57m)

Front aspect uPVC double glazed bow window. Radiator. Tiled Floor. Door giving access to two store rooms. Door to:

Living Room

19'2 x 11'7 (5.84m x 3.53m)

Side aspect window. Rear aspect uPVC double glazed casement door to rear garden. Television aerial point. Two radiators. Access to:

Dining Room

24'8 x 17'10 max (7.52m x 5.44m max)

L' Shaped room. Rear aspect uPVC double glazed casement door to rear garden. Two front aspect uPVC double glazed windows. Stairs to first floor. Radiator. Feature brick fireplace.

Kitchen

11'7 x 8'4 (3.53m x 2.54m)

Rear aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged work surfaces. Inset Stainless steel sink unit mixer tap over. Built in electric four ring hob. Built in oven. Plumbing for washing machine. Space for fridge/freezer. Wall mounted gas central heating boiler.

First Floor Landing

Loft access. Linen cupboard.

Bedroom One

12'7 x 9'7 (3.84m x 2.92m)

Front aspect uPVC double glazed window. Radiator. Coved ceiling. Laminate flooring.

Bedroom Two

11'8 x 11'7 (3.56m x 3.53m)

Rear aspect uPVC double glazed window. Radiator. Coved ceiling.

Bedroom Three

9'5 x 7'10 (2.87m x 2.39m)

Front aspect uPVC double glazed window. Radiator. storage cupboard. Coved ceiling.

Bathroom

6'11 x 5'11 (2.11m x 1.80m)

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath mixer tap over. Wall mounted shower and shower screen. Pedestal wash hand basin. Low level W.C. Half tiled walls. Radiator.

Exterior

Rear Garden

68 x 77 max (20.73m x 23.47m max)

Paved patio area with remainder laid top lawn. Raised shrub borders. Two garden sheds. Access to two store rooms.

Store Room

19'1 x 16'1 max (5.82m x 4.90m max)

Door to rear garden.

Store Room

19'1 x 8 max (5.82m x 2.44m max)

Access to rear garden. Light and power connected.

Front Garden

Tarmac driveway providing off street parking for several vehicles.



Road Map



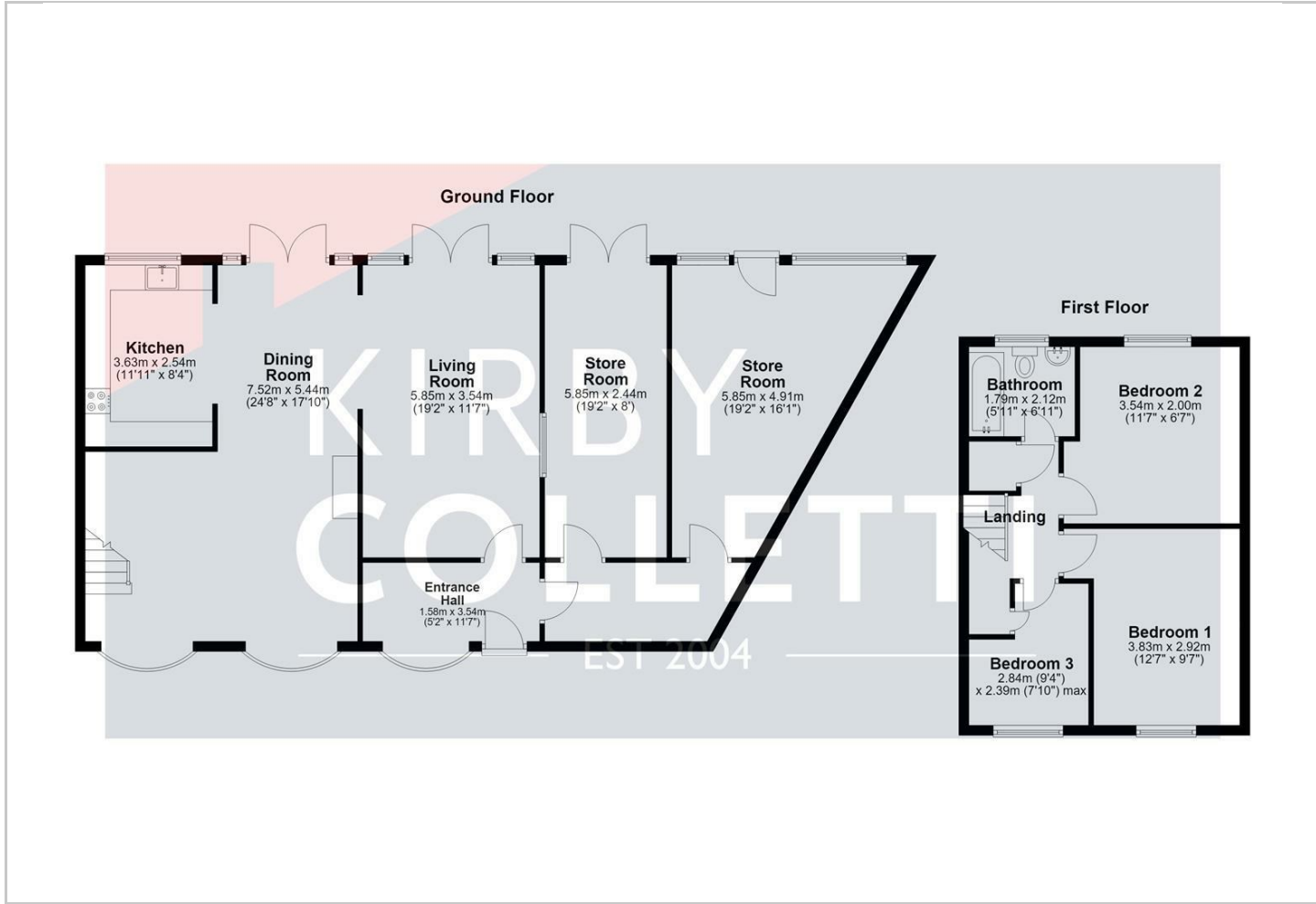
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

