



## Millbrook Court Collett Road, Ware

£525,000 Freehold

CHAIN FREE • Three-bedroom end-of-terrace home • Spacious open-plan living and dining area • En-suite to principle bedroom • Private rear garden with patio and lawn • Single garage to rear additional parking space • Quiet residential location with added privacy • Gas central heating • 0.3 Miles to Town



## **Accommodation Comprises:**

### **Entrance Hall**

### **Lounge / Diner**

22' 3" x 14' 9" (6.79m x 4.50m)

### **Kitchen**

13' 3" x 8' 7" (4.04m x 2.62m)

### **W/C**

### **Landing**

### **Bedroom 1**

13' 3" x 9' 1" (4.04m x 2.77m)

### **En-suite**

### **Bedroom 2**

12' 0" x 8' 8" (3.66m x 2.64m)

### **Bedroom 3**

7' 10" x 6' 6" (2.39m x 1.98m)

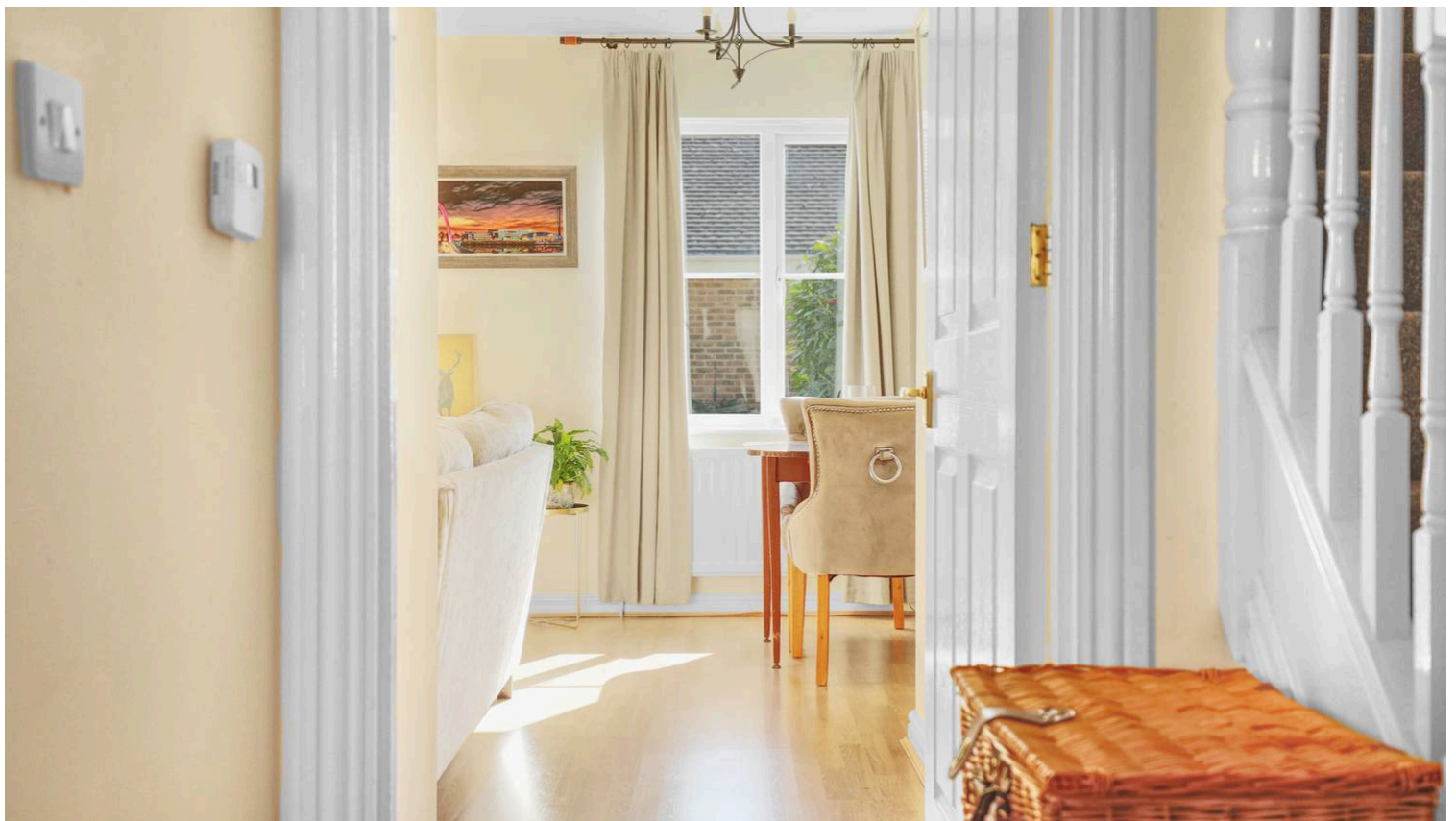
### **Bathroom**

7' 10" x 7' 1" (2.39m x 2.17m)



## **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 beautifully presented, **CHAIN FREE** three-bedroom end-of-terrace home, offering a superb blend of modern style, practical living, and excellent natural light throughout. The ground floor features a spacious open-plan living and dining area, enhanced by elegant wood effect flooring and large windows that create a bright and welcoming atmosphere. French doors provide seamless access to the private rear garden, ideal for both entertaining and family life. The kitchen is well-equipped with contemporary cabinetry, an integrated oven, gas hob, tiled splashback, and ample storage, making it both stylish and functional. Upstairs, the property offers two generously sized bedrooms, both finished in neutral tones and filled with natural light, alongside a third bedroom currently arranged as a bright and practical home office, perfect for remote working or study. The home further benefits from a modern family bathroom with bath and shower attachment, complemented by a separate walk-in shower room en-suite from the principle bedroom, adding convenience for busy households. Externally, the property boasts attractive kerb appeal with a well-maintained front garden. To the rear, the private garden is fully enclosed and features a lawn and patio area, providing a safe and peaceful outdoor space. A single garage is conveniently located to the rear of the garden, offering secure parking or additional storage.

Ware is a charming and historic market town in Hertfordshire, set along the River Lea and known for its scenic walks and welcoming community. The town offers a range of shops, cafés, restaurants, and well-regarded schools, making it popular with families. Excellent transport links, including direct trains to London Liverpool Street and easy access to the A10, make Ware an ideal choice for commuters seeking a balance of town and countryside living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

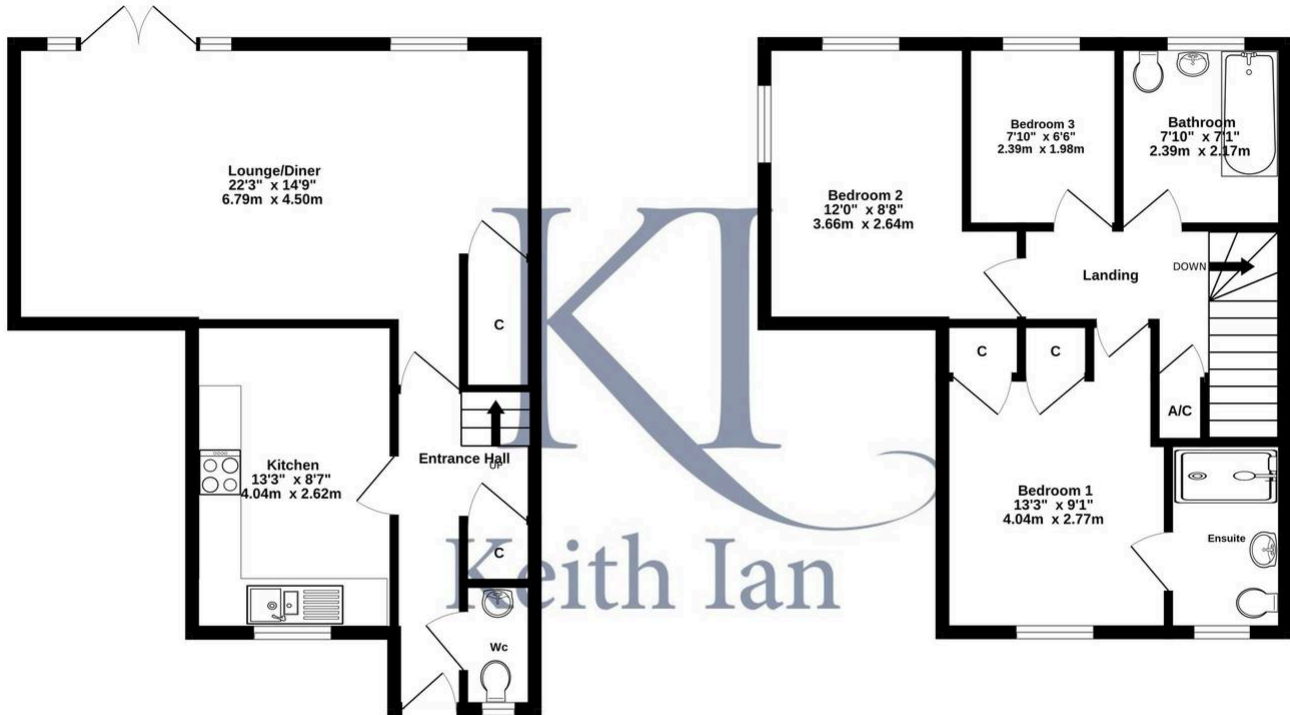
EPC Environmental Impact Rating: D





Ground Floor  
480 sq.ft. (44.6 sq.m.) approx.

1st Floor  
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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