

KIRBY COLLETTI
EST 2004

Anchor House Cambridge Road, Ware, SG12 0TD

Price £700,000

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- BEAUTIFULLY REFURBISHED PERIOD HOME
- ACCOMMODATION IN EXCESS OF 2000 sq ft
- THREE DOUBLE BEDROOMS
- 28 ft LOUNGE WITH EXPOSED BEAMS & INGLENOOK FIREPLACE
- 17ft SHAKER STYLE FITTED KITCHEN & UTILTY ROOM
- LUXURY BATH/SHOWER ROOM
- DINING ROOM
- GROUND FLOOR W.C
- HIGHLY REGARDED HAMLET
- 2 MILES FROM WARE TOWN CENTRE



KIRBY COLLETTI are delighted to bring to market this exceptional three-double-bedroom period semi-detached house with accommodation in excess of 2000 sq ft.. Formerly The Anchor public house, this charming building has just undergone conversion and total refurbishment by the present owners to an excellent standard, with many original features retained.

Located in the highly regarded hamlet of Wadesmill, the property is just over 2 miles from the vibrant town centre of Ware, with its wealth of amenities and rail links into London. Hertford is also within easy reach via a direct road, offering a further excellent selection of shops, restaurants, leisure facilities and transport links.

Some of the many features include a 17ft Fitted Kitchen with integrated appliances, Stunning 28ft Living Room with exposed beams and large open Inglenook Fireplace, Dining Room, Study, Ground Floor W.C., Utility Room, Luxury Bathroom with Freestanding Bath, Landscaped Rear Garden and Gated Parking to Rear.





ACCOMMODATION	
RECEPTION HALL	
GROUND FLOOR W.C	5'3 x 4 (1.60m x 1.22m)
LIVING ROOM	28 x 16'5 (8.53m x 5.00m)
DINING ROOM	16'5 x 10'1 (5.00m x 3.07m)
QUALITY FITTED KITCHEN	17'7 x 10 max (5.36m x 3.05m max)
UTILITY ROOM	7'6 max x 4'9 (2.29m max x 1.45m)
FIRST FLOOR LANDING	
BEDROOM 1	14'4 x 10'8 max (4.37m x 3.25m max)
WALK IN CLOSET	6'3 x 6'2 max (1.91m x 1.88m max)
BEDROOM 2	18 x 10'5 max (5.49m x 3.18m max)
BEDROOM 3	14 x 9'2 max (4.27m x 2.79m max)



INNER HALLWAY

LUXURY BATHROOM/W.C 14 x 10'4 (4.27m x 3.15m)

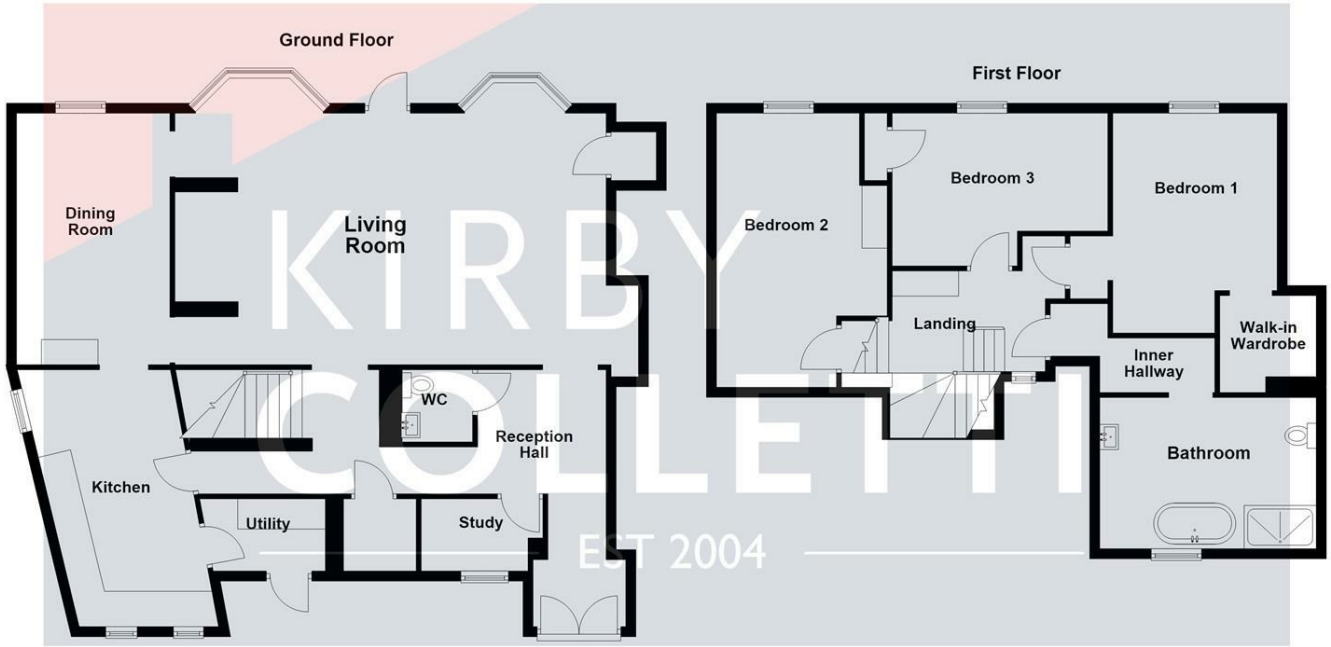
OUTSIDE



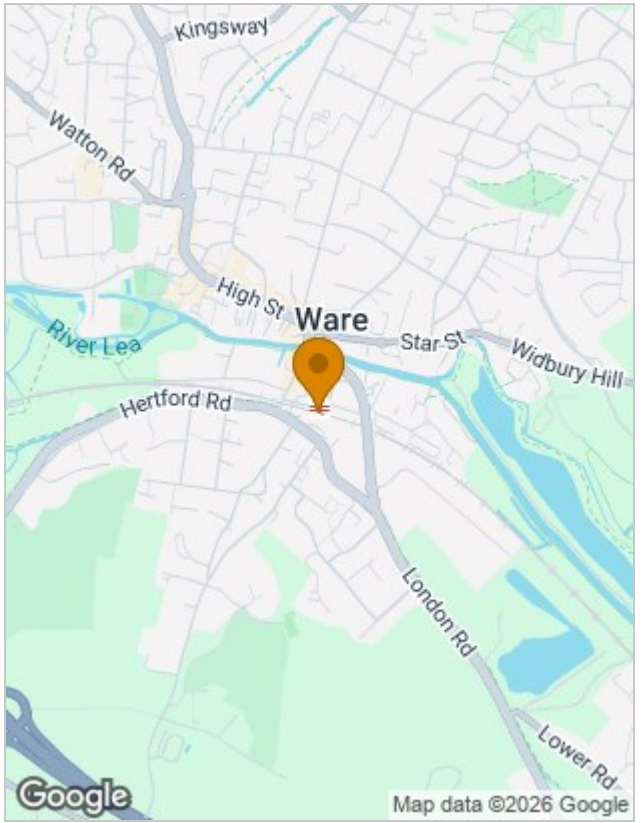



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Floor Plans



Location Map



Energy Performance Graph

Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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