



- Popular Residential Location
- Bright & Spacious Living Room
- Kitchen/Dining Room
- Ground Floor Cloakroom/WC
- Three Generous Bedrooms
- First Floor Family Bathroom
- Loft Conversion Potential (STPP)
- Ample Off Street Parking
- No Upward Chain

CANONS ROAD, WARE

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CHAIN FREE Ensum Brown are pleased to offer for sale this superbly located end of terrace home. The property offers a generous dual-aspect living room, kitchen/diner, cloakroom and on the first floor 3 bedrooms plus family bathroom. Off street parking for 2 cars and a delightful rear garden. An internal viewing is highly recommended.

GUIDE PRICE
£390,000

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NOR ANY OF OUR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

Ensum Brown are pleased to offer for sale this rarely available three bedroom end of terrace family home ideally positioned in this popular residential location within easy walking distance to Ware's bustling and vibrant high street & British Rail Station with its fast links into London Liverpool Street and Cambridge. The property is to be sold with the benefit of no upward chain and offers new floor coverings throughout. Rarely available in this location, this is an opportunity not to be missed.

Upon approaching the property it is positioned in a peaceful no through road and there is a low maintenance front garden with a paved area providing off street parking for two cars. The entrance hall is accessed via a UPVC front door, benefitting from newly fitted carpet with stairs leading up to the first floor accommodation. Doors to living room and kitchen/breakfast room. The living room is located to the left-hand side of the entrance hall, a particularly bright and spacious dual-aspect room featuring newly fitted carpet, feature electric fire, two radiators plus windows to the front and rear aspects.

The spacious kitchen/breakfast room is fully equipped with a matching range of wall and base units incorporating laminate worktops with space for a washing machine, cooker and fridge/freezer. Wall-mounted gas central heating boiler. Also benefitting from a stainless steel sink with 1.1/4 bowl drainer and chrome tap, extractor, radiator, laminate flooring and windows to the front and rear aspects providing a lot of natural light. There is also a handy under-stairs storage cupboard. Leading on from the kitchen there is a lobby area with laminate flooring, radiator and double glazed door leading out to the rear garden and off the lobby is a cloakroom/WC fitted with a low level flush WC, vinyl flooring and an obscured window to the rear aspect.

Going upstairs to the spacious carpeted landing area with window to the rear aspect, radiator and loft hatch providing access to the loft space ideal for storage but with potential to convert into an additional bedroom (STPP). Doors lead off to the three bedrooms and family bathroom.

The principal bedroom is a good-size room with double glazed window to the front aspect; featuring fitted carpet, space for wardrobes, radiator and a built-in single wardrobe. The second bedroom is also a double with fitted carpet, double glazed window to the front aspect, radiator and built-in single wardrobe. Moving into the third bedroom, this features fitted carpet, radiator and window to the rear aspect.

Completing the first floor accommodation, the family bathroom is fitted with a three piece suite to include bath with chrome mixer tap and wall-mounted shower, low level flush WC and wash hand basin. Also featuring laminate flooring, fully tiled walls, radiator and an obscured window to the rear aspect.

Externally, to the rear of the house, there is a lovely garden commencing with a paved area leading to an area laid to lawn with concrete path leading to the foot of the garden with a shed. An ideal space for a growing family, there is also a gate providing side access ideal for bicycles etc. As previously mentioned, there is also a low maintenance front garden offering potential for further driveway parking if desired.

Ensum Brown highly advise a viewing of this family home to fully appreciate, not only the property, but the peaceful location as well.

LOCATION - WARE

The beautiful market town of Ware, Hertfordshire, is one of the oldest continuously occupied sites in Europe, dating back to the Mesolithic period, around 4000BC. Today, Ware is a bustling market and riverside town with a population of around 19,000.

Ware is located off the A10, with the popular town of Hertford just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins) or if you prefer from Hertford East station to Liverpool Street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

Unlike many towns, Ware has a bustling high street and very much has a social 'café' culture. There is a superb combination of national and local independent stores, restaurants and bars. Of course, there are also all the other amenities anyone could need in the town including a library, doctors, dentists, superstores as well as having Hanbury Manor Hotel and golf course and East Herts golf course just down the road. There are multiple parks and playing fields, Wodson Park sports and leisure centre, walks and stunning locations to sit by or be on the river Lea which runs through the town and surrounding countryside.

With regards to education, you are in one of the best places in the country. You have the prestigious Presdales secondary and sixth form school for girls and Chauncy secondary and sixth form. Of course there are also multiple nursery's and well regarded primary schools.

