



- Detached Family House
- Desirable South-Side Location
- Lovely Reception Room
- Superb Kitchen/Dining Room
- Ground Floor Cloakroom/WC
- Three Good-Size Bedrooms
- Spacious Family Bathroom
- Delightful Rear Garden
- Off Street Parking For 3 Cars

## POST WOOD ROAD, WARE

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OFFERS IN EXCESS OF  
**£635,000**

Ware

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



# POST WOOD ROAD, WARE

OFFERS IN EXCESS OF  
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Ensum Brown are delighted to offer this superbly positioned detached family house located on the desirable south-side of Ware. Featuring a reception room, kitchen/dining room, ground floor WC, 3 bedrooms and family bathroom. Also offering a large rear garden and off street parking for 3 cars. Internal viewing is highly recommended.

## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this beautifully maintained and spacious three bedroom detached family house occupying a good-size plot on the ever so desirable south-side of Ware within the catchment to some of the best schools in the area. The property has been extended to the ground floor offering flexible and well-presented accommodation throughout. The vendor has found a property and is motivated to move. An internal viewing is highly advised at the earliest opportunity to avoid disappointment.

Approaching the property it sits nicely in this family orientated location and offers great kerb-appeal with a driveway providing off-street parking for three vehicles plus there is ample on street parking available on a first come first served basis.

Once inside, you are greeted by a welcoming entrance hall with well-presented neutral décor, wood flooring, under-stairs storage cupboard, stairs to the first floor accommodation and doors leading off to the ground floor WC, kitchen/dining room and separate living room. Moving into the cosy living room, this is a great space ideal for relaxing with the family; featuring fitted carpet, radiator, TV point, spotlights to ceiling, wall-mounted electric fire and double glazed bay window to the front aspect. The ground floor WC comprises a two piece white suite fitted with a low level flush WC and corner wash hand basin, also offering tiled flooring, spotlight and obscured double glazed window to the side aspect.

The kitchen/dining room forms part of the ground floor extension and is the hub of the home for sure, this is an exceptional bright and generous room ideal for the family to get together with ample space for a dining table and chairs. The kitchen has recently been re-fitted with a range of matching wall and base units complemented by Quartz worktops and undercounter lighting. Also benefitting from an integrated fridge/freezer and wine cooler with space for a washing machine plus dishwasher. Built-in double oven, induction hob with stainless steel extractor over. Tiled flooring, stainless steel 1.1/2 bowl sink with chrome mixer tap, spotlights, two radiators, two velux windows, double glazed window to the rear aspect and double doors leading out to the rear garden.

Going up to the first floor accommodation via the turning staircase, you have a good-size landing area providing access to all three bedrooms and the family bathroom, also with access via loft hatch to a great part-boarded loft space ideal for storage and a double glazed window to the side aspect. All the bedrooms in this home are of a good size with the principal bedroom being positioned at the front of the property benefitting from fitted carpet, radiator, spotlights to ceiling, double glazed window to the front aspect and space for wardrobes.

The second bedroom is a good-size double bedroom located at the back of the property, with fitted carpet, spotlights to ceiling, space for wardrobes and a lovely view over the rear garden. Bedroom three is a good-size single or it could alternatively be used as a study if required; offering fitted carpet, radiator, spotlights to ceiling, space for wardrobes and a double glazed window to the front aspect. The family bathroom comprises a three piece suite to include low level flush WC, wash hand basin, P-shaped bath with screen and chrome wall-mounted shower. Also with an obscured double glazed window to the rear aspect, chrome heated towel rail, tiled flooring and walls, extractor and spotlights to the ceiling.

Externally, the large rear garden is a particularly fine feature of this lovely property and it commences with a paved patio area ideal for al-fresco dining which leads to a large area laid to lawn providing an excellent space for a growing family. Finally there's also side access leading to the front of the property.

## 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 nurseries and well regarded primary schools.

