



## High Oak Road, Ware

£500,000 Freehold

A Stunning 3 bedroom Semi Detached Character Home • Stylishly Decorated with a Homely Feel • Shaker Style Kitchen with Gas Hob • 2 Reception Rooms Giving Spacious Living Accommodation • Contemporary Style First Floor Shower Room • Useful Entrance Porch • Low Maintenance Rear Garden • Both Ware High Street and Train Station are Within 1 Mile



## Porch

### Lounge

12' 10" x 11' 5" (3.91m x 3.48m)

### Dining Room

12' 10" x 11' 5" (3.91m x 3.48m)

### Kitchen/ Utility Area

9' 10" x 6' 9" (3.00m x 2.06m)

### Stairs to First Floor

### Bedroom One

12' 10" x 11' 4" (3.91m x 3.45m)

### Bedroom Two

9' 11" x 6' 10" (3.02m x 2.08m)

### Bedroom Three

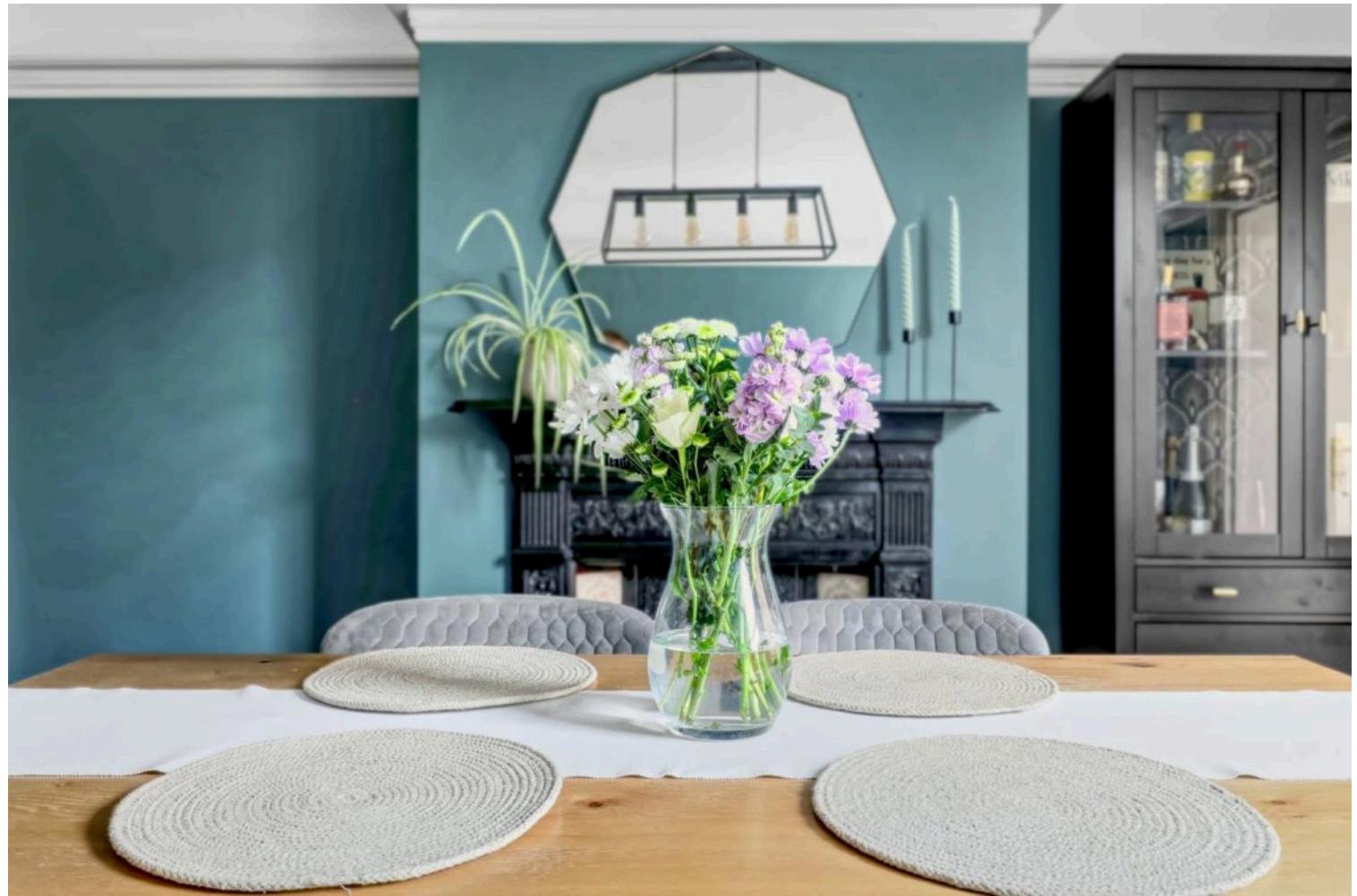
8' 6" x 7' 4" (2.59m x 2.24m)

### Shower Room

### AML – Anti-Money Laundering

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 stunning 3 bedroom character property. The property offers 2 reception rooms, 3 well proportioned bedrooms and a wealth of charm and character. The kitchen has shaker style units, gas hob, double oven and ceramic sink/drainer unit. The shower room is on the first floor and contemporary in style. It has a large shower enclosure, wash hand basin inset vanity unit and a heated towel rail. This property is the definition of "turn key". Sash windows, cast iron fireplaces, picture rails, how many more character features do you need. To the rear of the property there is a private garden which is low maintenance and great for entertaining in the warmer weather with access via the kitchen. The sellers here are suited with a property that is chain free so if you are wanting a swift move to a property that is ready for you just to add your furniture, do not hesitate to call for a viewing, this will not be available for long.

Ware is located 24 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.

The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.

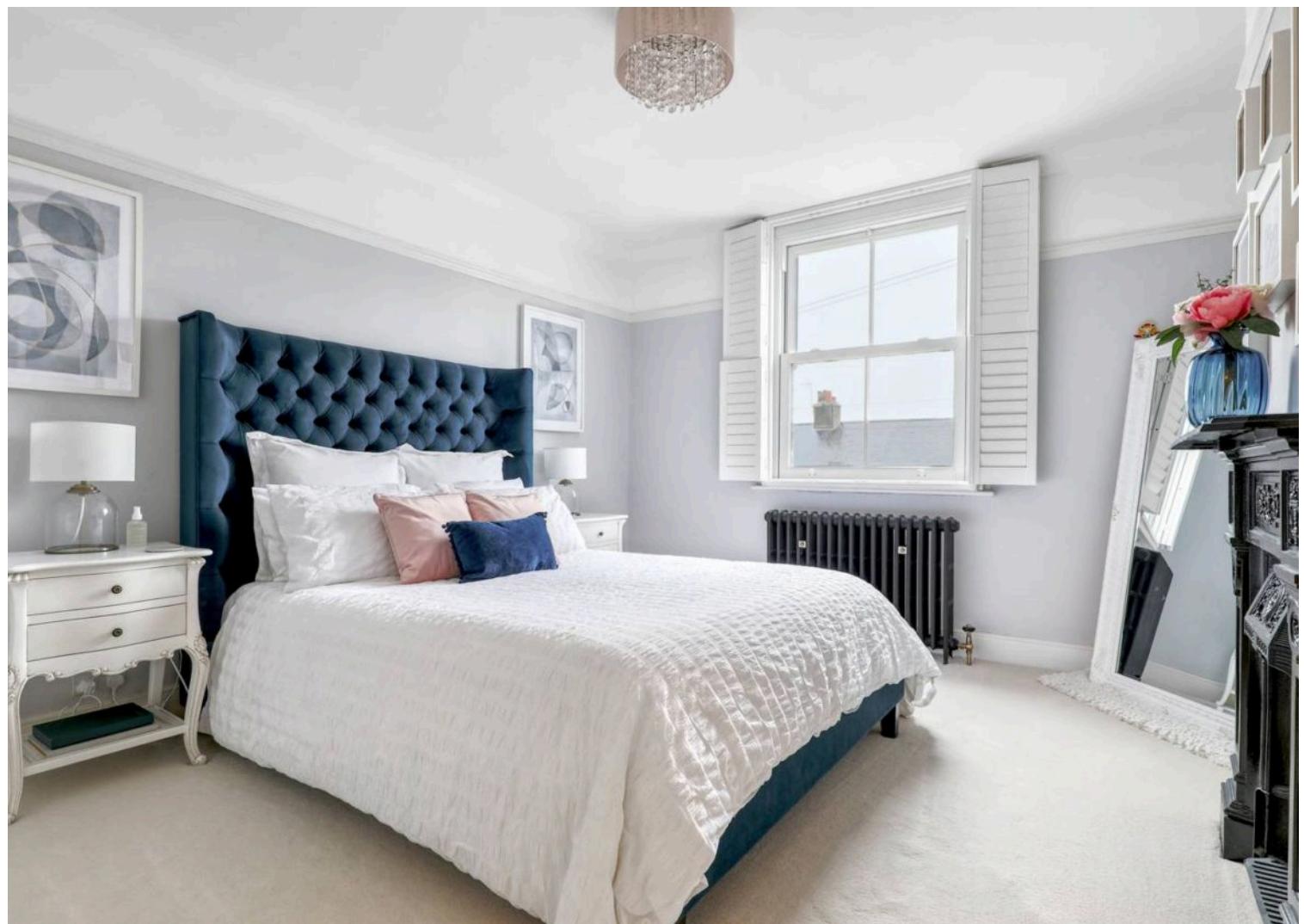
The mainline station is located approximately 1.5 mile from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.

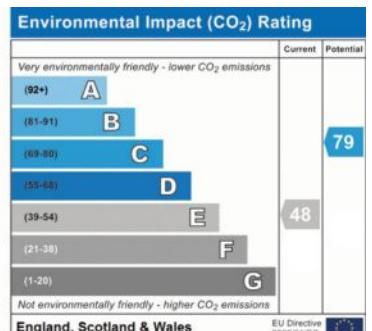
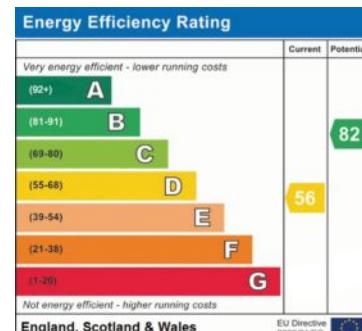
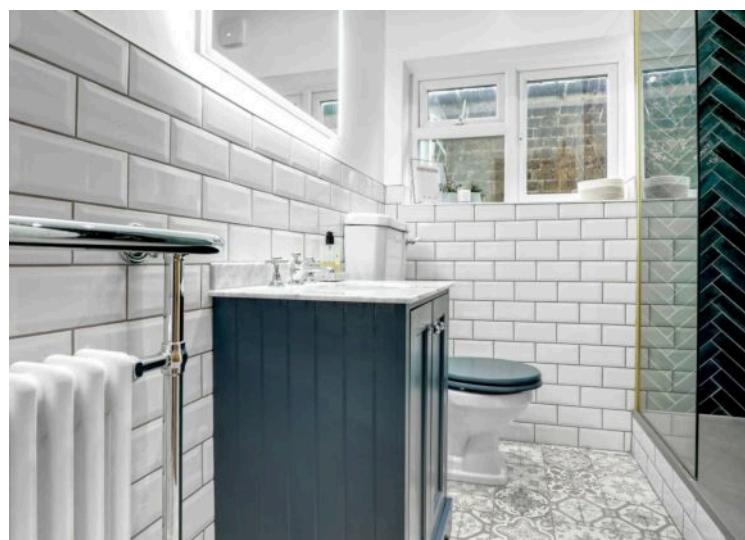
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

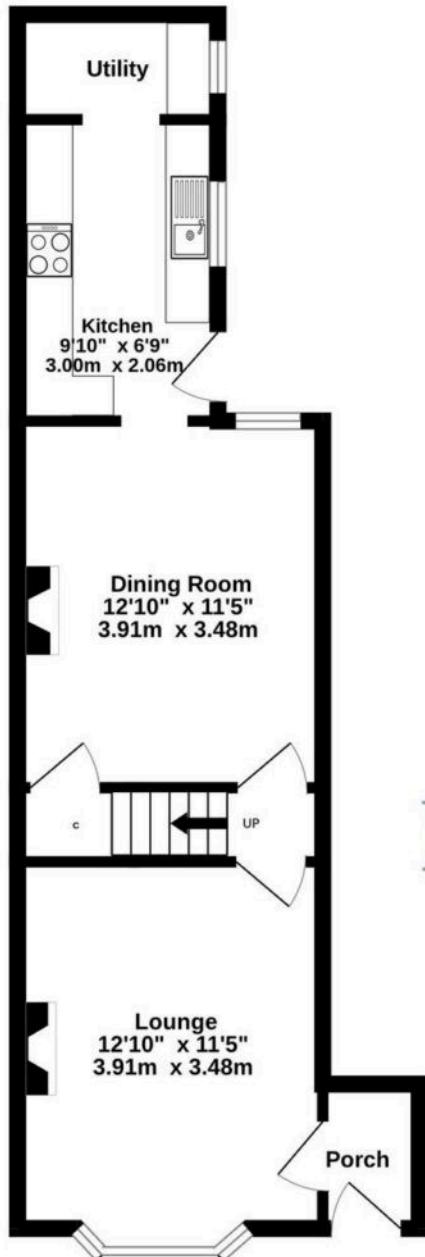
EPC Environmental Impact Rating: E





Ground Floor  
406 sq.ft. (37.7 sq.m.) approx.

1st Floor  
361 sq.ft. (33.5 sq.m.) approx.



Keith Ian



TOTAL FLOOR AREA : 766 sq.ft. (71.2 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.

Made with Metropix ©2026

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.