



## Church Field, Ware

£385,000 Freehold

Integrated Appliances • Fully Refurbished • Off-Street Parking • Well-Maintained Front & Rear Garden • Easy Access to A10 • Gas Central Heating • Double Glazed • Rear Access





## **Accommodation Comprises:**

### **Lounge**

15' 9" x 13' 0" (4.80m x 3.96m)

Well-proportioned reception room with front aspect window and modern finish.

### **Kitchen/Diner**

13' 0" x 10' 9" (3.96m x 3.28m)

Refitted kitchen comprising gloss units, stone worktops and integrated appliances. Space for dining table. Door providing direct access to the rear garden.

### **Landing**

#### **Bedroom 1**

15' 0" x 9' 9" (4.57m x 2.97m)

Good-sized double bedroom with front aspect window and built-in storage.

#### **Bedroom 2**

12' 4" x 6' 4" (3.76m x 1.93m)

Second bedroom overlooking the rear garden, suitable as a nursery, home office or guest room.

#### **Bathroom**

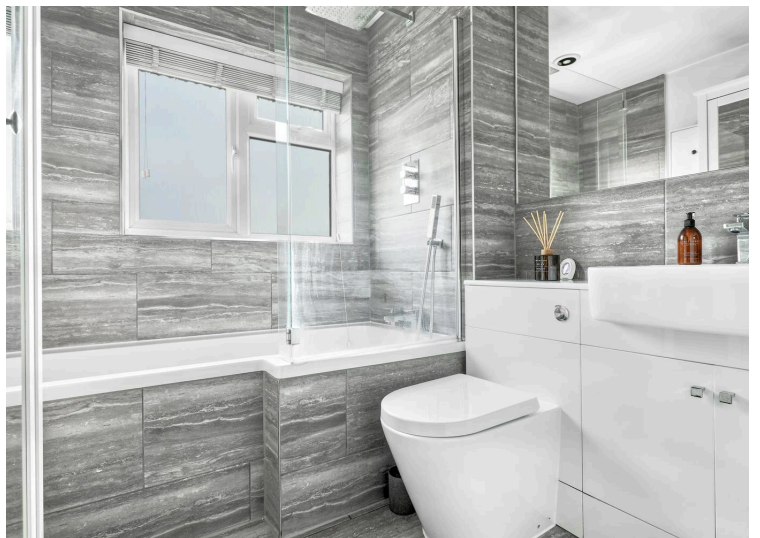
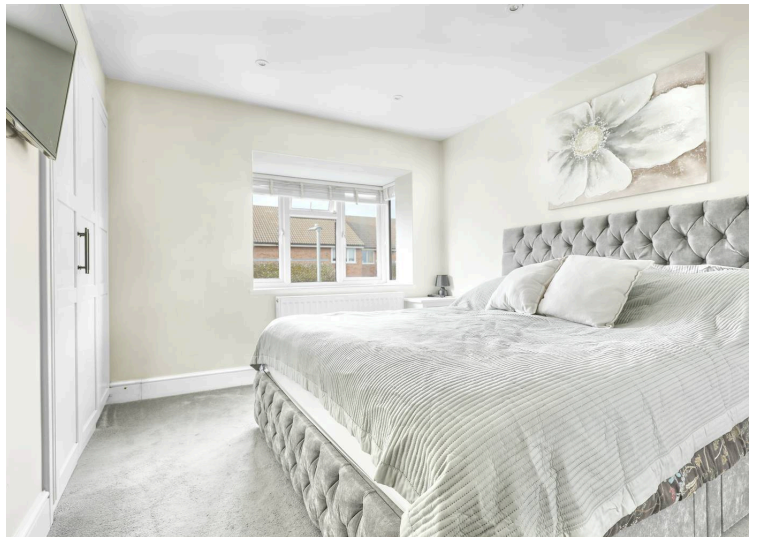
Modern suite comprising walk-in shower, vanity unit with contemporary tiling.

### **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 fully refurbished two-bedroom terraced house, offering modern and practical living throughout. The property has been finished to a good standard and is well suited to first-time buyers, families or professionals seeking a move-in-ready home.

The ground floor provides a contemporary kitchen with white cabinetry, stone worktops and integrated appliances, along with space for dining and direct access to the rear garden. The separate lounge offers a comfortable living area with modern décor. Upstairs, there are two well-proportioned bedrooms and a stylish bathroom fitted with contemporary tiling, a walk-in shower and vanity unit. Externally, the property benefits from a private rear garden with patio area, rear access and outdoor storage. To the front, there is a maintained garden and off-street parking. The property has been fully refurbished and is presented in excellent condition throughout.

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: E

Tenure: Freehold

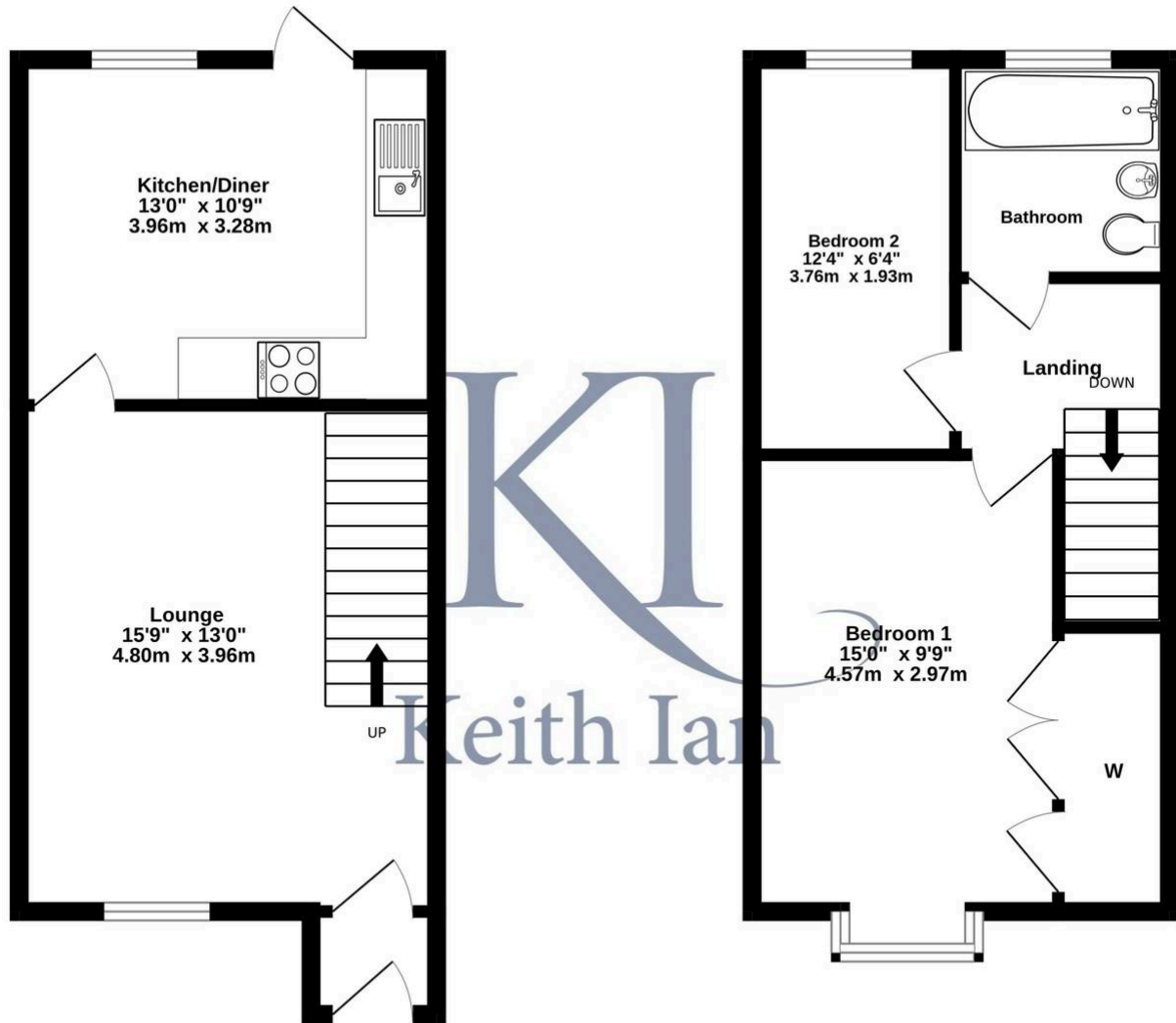
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ground Floor  
358 sq.ft. (33.2 sq.m.) approx.

1st Floor  
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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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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.