



59 Parnel Road, WARE

£475,000 Freehold

Extended 3 Bedroom Semi Detached Home • Spacious Living Accommodation • Chain Free • Family Bathroom & Ensuite • 1.1 miles to Ware Train Station • Large Driveway Offering Ample Parking • Catchment for Good Schools • South Facing Garden



Lounge

13' 0" x 11' 7" (3.96m x 3.53m)

Dining Area

9' 11" x 9' 0" (3.02m x 2.74m)

Kitchen

12' 0" x 9' 8" (3.66m x 2.95m)

Family Room

9' 0" x 8' 8" (2.74m x 2.64m)

Bathroom

First Floor Landing

Bedroom One

23' 0" x 9' 10" (7.01m x 3.00m)

Ensuite

Bedroom two

Bedroom Three

7' 2" x 7' 2" (2.18m x 2.18m)





Agents Note

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 check.

Council Tax band: C

Tenure: Freehold





Ground Floor
567 sq.ft. (52.7 sq.m.) approx.



1st Floor
523 sq.ft. (48.6 sq.m.) approx.



KI
Keith Ian

TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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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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.