



## Rendelsham Close Wengeo Lane, Ware

£625,000 Freehold

CHAIN FREE • Detached Three-Bedroom Bungalow • Exclusive Gated Development • Sought-After Wengeo Lane Location • Spacious Reception Room with Feature Fireplace • Modern Fitted Kitchen with Integrated Appliances • Private Landscaped Garden & Patio • Driveway Parking with Detached Garage



**Accommodation Comprises:**

**Entrance Hall**

**Lounge / Diner**

12' 8" x 19' 3" (3.86m x 5.87m)

**Kitchen**

9' 9" x 11' 3" (2.97m x 3.42m)

**Bedroom 1**

12' 3" x 14' 11" (3.73m x 4.54m)

**Bedroom 2**

9' 9" x 13' 0" (2.96m x 3.95m)

**Bedroom 3**

8' 2" x 9' 8" (2.50m x 2.94m)

**w/c**

**Shower Room**

**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 pleased to present this beautifully presented three-bedroom detached bungalow, offered chain free and forming part of an exclusive gated development in the sought-after Wengeo Lane area of Ware.

This charming single-storey home offers a wonderful blend of modern comfort and classic character, with well-proportioned accommodation and thoughtfully designed living spaces throughout. The property is filled with natural light thanks to its large windows and enjoys a warm, welcoming atmosphere from the moment you enter. At the heart of the home is the bright, contemporary kitchen, fitted with sleek units and integrated appliances, offering excellent storage and workspace. The spacious main reception room provides a comfortable setting for both everyday living and entertaining, enhanced by an elegant fireplace with an ornate mantel. Three well-sized bedrooms provide peaceful retreats, with the master benefiting from built-in wardrobes and stylish shutters.

The property also benefits from attractive outdoor spaces, with the kitchen opening onto a private patio area that seamlessly connects indoor and outdoor living. The landscaped garden provides a tranquil setting with a well-maintained lawn and a brick wall boundary offering privacy and security. To the front, the property is accessed via a secure gated entrance leading to a private driveway providing off-street parking, as well as a detached garage offering further storage or parking options. The well-maintained front garden, with mature shrubs and lawn, adds to the home's strong kerb appeal.

Combining modern features, generous outdoor space, and a desirable location, this superb bungalow presents an excellent opportunity for families, downsizers, or professionals seeking a peaceful home within easy reach of Ware's amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

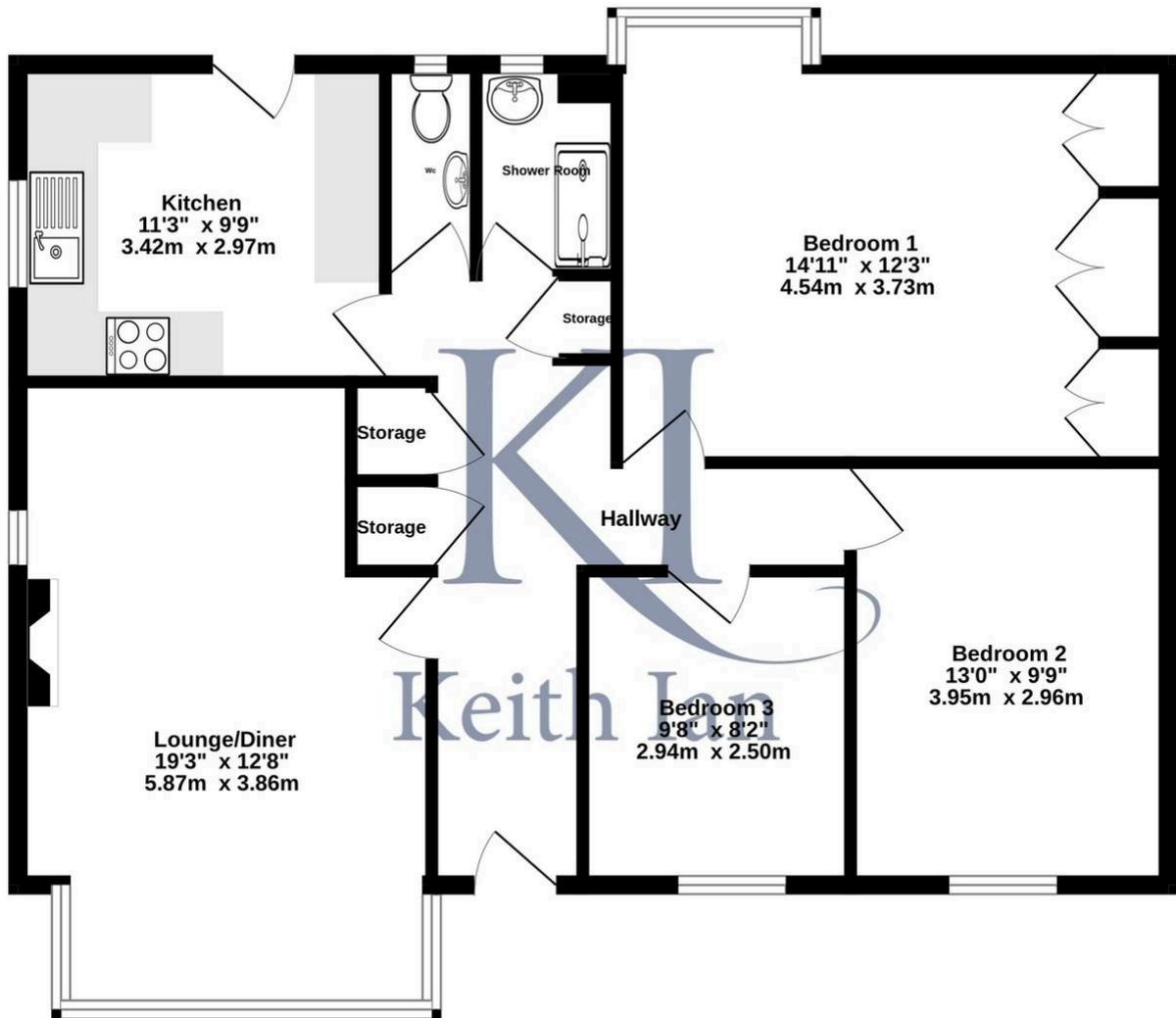
EPC Environmental Impact Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC 



Ground Floor  
933 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.6 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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