



High Oak Road, Ware SG12 7PD

welcome to

High Oak Road, Ware

A deceptively spacious and immaculately presented, three bedroom character home situated within one of Ware's oldest roads. Benefitting from a bright and spacious kitchen/dining room, en-suite to principal bedroom and additional upstairs bathroom, with loft conversion and private rear garden.





Total floor area 98.5 m² (1,061 sq.ft.) approx

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Entrance

Lounge

13' 10" max x 12' 7" max (4.22m max x 3.84m max)

Dining Room

12' 2" max x 11' 6" max (3.71m max x 3.51m max)

Kitchen

11' 6" max x 9' 2" max (3.51m max x 2.79m max)

Diner

9' 8" max x 5' 11" max (2.95m max x 1.80m max)

Landing

First Floor

Bedroom 1

12' 7" max x 12' 2" max (3.84m max x 3.71m max)

En Suite

8' 7" max x 6' 2" max (2.62m max x 1.88m max)

Bedroom 2

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En Suite

8' 4" max x 6' 10" max (2.54m max x 2.08m max)

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- THREE BEDROOMS
- SPACIOUS KITCHEN/DINER
- TWO BATH/SHOWER ROOMS
- LOFT CONVERSION
- CHARACTER FEATURES

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£500,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107214



Property Ref:
WRE107214 - 0005

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