



## Youngsbury Lane, Wadesmill

£475,000 Guide Price

# Property Description

## ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR

To view our tour please click on the 'VIRTUAL TOUR' tab. Explore this property in full 360° reality. If you wish to view this home with one of our agents then simply call us and arrange a time where we can video link with you on the tour at the touch of a button, we can often do this with you instantly, so don't hesitate to contact us. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this attractive three bedroom semi-detached house situated in an idyllic spot in the desirable village of Wadesmill just a short drive north of Ware. The current vendor has maintained the property to a very good standard and has enjoyed living here for over 35 years but it is now time for a new owner to enjoy all that this lovely home has to offer. An internal viewing is highly recommended.

As you approach this property you are greeted by a beautifully maintained and welcoming lawned front garden with an array of mature plants and shrubs plus a brick retaining wall. A concrete path leads you straight to the front door and upon entering the property you will find a spacious entrance hall with fitted carpet, radiator, under-stairs storage cupboard, meter cupboard and stairs leading up to the first floor accommodation. Doors lead off to the kitchen/breakfast room and the living/dining room.

The spacious L-shaped kitchen/breakfast room has been fitted with a comprehensive range of matching wooden wall and base units incorporating a sink with drainer and mixer tap complemented by laminate worktops, allowing plenty of storage and useable space. A double glazed window faces the front aspect providing beautiful views over the front garden. There's



space for a washing machine, fridge/freezer and oven plus an integrated dishwasher. Other features include spotlights, radiator, cupboard housing the gas central heating boiler and a larder cupboard. You can access the kitchen via both the entrance hall and the dining room which is useful plus there is also a double glazed side door which leads out to the undercover side access.

Continuing through the kitchen/breakfast room, you will find a set of doors that leads you into the open-plan living and dining area. This spacious and abundantly bright room has the benefit of being open plan, but also has defined spaces, as the dining area is separated by a beautiful exposed brick feature wall. This room has been neutrally decorated with grey carpets and sage coloured walls; a delightful space for relaxing and unwinding. The room benefits from fitted carpet, radiator, double glazed window to the rear aspect and sliding double glazed doors opening on to the rear garden.

Going upstairs via the turning staircase you will find a spacious landing with a built-in airing cupboard housing the hot water cylinder and a loft hatch providing access to a partly-boarded and insulated loft space with a pull-down ladder with light and power connected. Doors lead off to the three bedrooms plus the family bathroom.

The principal bedroom is a generous double room positioned to the rear of the property with a double glazed window overlooking the rear garden with pleasant woodland views beyond. Other features include fitted carpet, radiator and two sets of fitted wardrobes. Moving into the second bedroom, this is another good-size double room with fitted carpet, radiator, double glazed window to the front aspect overlooking the front garden and space for freestanding wardrobes plus furniture. Bedroom three offers fitted carpet, radiator, double glazed window to the front aspect overlooking the front garden and space for freestanding wardrobes plus furniture.

Completing the first floor accommodation is the bright and airy family bathroom which is fitted with a three piece suite comprising of a wash hand basin with chrome mixer tap and storage cupboard under, push flush WC and

a P-shaped bath with screen, chrome mixer tap and wall-mounted chrome shower. Complementary features vinyl flooring and tiled walls, radiator and an obscured double glazed window to the front aspect.

Externally, the landscaped south-facing rear garden is a superb space ideal for entertaining friends and family. Commencing with a paved patio area with an area laid to lawn surrounded by a mature range of plant, shrub and tree borders along with a greenhouse. There's also a brick-built outhouse ideal for storing gardening equipment plus a good-size shed/workshop space. An undercover side access leads to the front garden via a wooden gate. Rear access is via a wooden gate which leads out to a casual parking area for the residents of Youngsbury Lane. As previously mentioned, the property also boasts a large front garden which is predominantly laid to lawn. There is excellent potential to create a driveway to the front of the property, subject to obtaining the relevant consents.

This beautifully presented home won't be available for long, please contact us to arrange your accompanied viewing appointment.

### **LOCATION - WADESMILL**

Wadesmill is a hamlet in Hertfordshire, located on the north side of the River Rib. At the 2011 Census the population of the hamlet was included in the civil parish of Thundridge. Running through the centre of Wadesmill is the road formerly known as the A10 - the main London to King's Lynn (via Cambridge) road but now that the A10 by-pass has been built, Wadesmill and surrounding villages have returned to the quiet of former times. The route that was formerly the A10 is an ancient one with portions of it following the line of the Roman Road Ermine Street. Ermine Street also figures as the former main street in Wadesmill's adjacent village Thundridge.

Nearby, just a short drive north of Wadesmill, the beautiful market town of Ware, Hertfordshire, is one of the oldest continuously occupied sites in Europe, dating back to the Mesolithic period, around 4000BC. Today, Ware is a bustling market and riverside town with a population of around

19,000. Ware is located off the A10, with the popular town of Hertford just 3 miles up the road.

The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins) or if you prefer from Hertford East station to Liverpool street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins). Unlike many towns, Ware has a bustling high street and very much has a social 'café' culture.

There is a superb combination of national and local independent stores, restaurants and bars. Of course, there are also all the other amenities anyone could need in the town including a library, doctors, dentists, superstores as well as having Hanbury Manor Hotel and golf course and East Herts golf course just down the road. There are multiple parks and playing fields, Wodson Park sports and leisure centre, walks and stunning locations to sit by or be on the river Lea which runs through the town and surrounding countryside.

With regards to education, you are in one of the best places in the country. You have the prestigious Presdales secondary and sixth form school for girls and Chauncy secondary and sixth form. Of course there are also multiple nursery's and well regarded primary schools.

If you don't live in Ware already, then look no further for your next home!

# Key Features

- ✓ Superb Semi-Detached Family House
- ✓ Peaceful Village Location
- ✓ Spacious Kitchen/Breakfast Room
- ✓ Open-Plan Living/Dining Room
- ✓ Three Good-Size Bedrooms
- ✓ First Floor Family Bathroom
- ✓ South-Facing Front & Rear Gardens
- ✓ Potential To Extend (STPP)
- ✓ Potential For Driveway (STPP)
- ✓ Internal Viewing Recommended









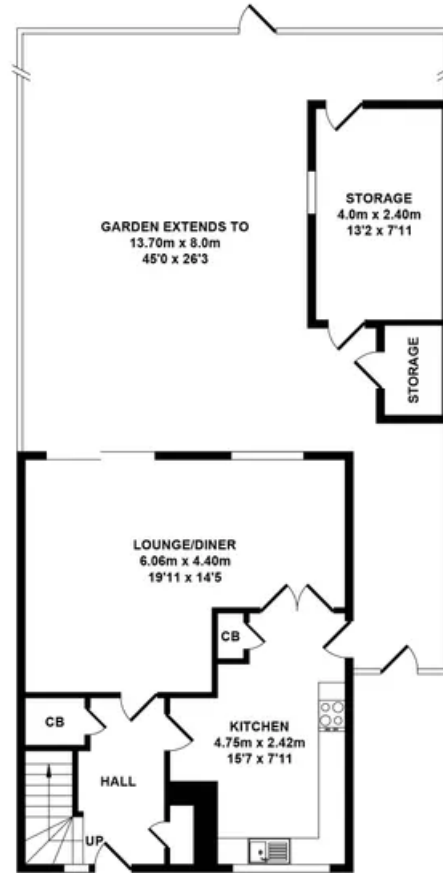




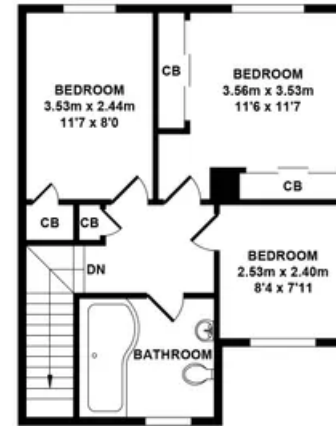




# All



GROUND FLOOR  
APPROX. FLOOR  
AREA 57.90 SQ.M.  
(623 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 42.60 SQ.M.  
(459 SQ.FT.)

TOTAL APPROX. FLOOR AREA 100.50 SQ.M. (1082 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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