



## **The Brickfields, Ware**

£600,000 Guide Price



# Property Description

## PROPERTY INSIGHT

Ensum Brown are delighted to offer to the sales market this rarely available four bedroom detached family house with tremendous scope to improve, reconfigure and extend (STPP) to an incoming purchaser's desired standard, also with the advantage of being sold with no onward chain.

The property is situated in a well-regarded residential cul-de-sac towards the edge of Ware and is offered for sale for the first time in over 20 years. An internal viewing is highly recommended to fully appreciate all the noteworthy features that this detached family residence has to offer.

Approaching this fine home it has great kerb appeal with a driveway providing off street parking, an area laid to lawn and a range of mature hedge and plant borders. You can also access the integral garage from the front of the property via an up and over door - this space is perfect for storage but also with excellent potential to convert into additional living accommodation (STPP).

Once inside, the welcoming entrance porch greets you and gives access to the guest cloakroom/WC and the open-plan living/dining room. The guest cloakroom/WC is fitted with a two-piece suite comprising of a wash hand basin with mixer tap and low level flush WC complemented by fitted carpet, an obscured double glazed window to front aspect and a radiator.

Moving into the open-plan living/dining room, this is a superb L-shaped reception space with two designated areas benefitting from a part-obscured double glazed window to the front aspect, radiator, fitted carpet, stairs leading up to the first floor accommodation and an under-stairs storage cupboard. The dining area has ample space for a 6-seater dining table and



chairs, radiator and double glazed sliding patio doors opening on to the rear garden.

A door opens to the kitchen which is fitted with an extensive range of cream wall and base units complemented by laminate worktops plus a 1.1/2 bowl sink with drainer and mixer tap. There's also a built-in pantry/larder cupboard along with space for freestanding appliances to include cooker, low level fridge and freezer plus a washing machine. Other features include vinyl flooring and tiled walls, double glazed window to rear aspect overlooking the rear garden and a double glazed door opening on to the garden.

Going up to the first floor via the turning staircase there is a bright and spacious landing with airing cupboard housing the hot water cylinder, radiator and loft hatch providing access to a part-boarded loft space and doors lead off to the four bedrooms plus the family bathroom.

The principal bedroom is an excellent size, situated at the front of the property with a double glazed window to the front aspect, fitted wardrobes, a fitted dressing table, radiator and fitted carpet. Bedrooms two, three and four are all good-size double rooms, each benefitting from a double glazed window, fitted carpet, radiator and space for freestanding wardrobes plus furniture.

The family bathroom is fitted with a three-piece white suite comprising of a wash hand basin with mixer tap, low level push WC and a bath with mixer tap all complemented by spotlights, vinyl flooring, tiled walls and a radiator.

Outside, the delightful rear garden is a good-size secluded space and a real gardener's delight. Commencing with a paved patio area which leads to a large area laid to lawn with a range of mature plant, shrub and tree borders. There's also a small pond plus side access leading out to the front of the property.

Don't miss out on this great size family home, please contact us to arrange

your accompanied viewing appointment.

## **LOCATION - WARE**

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

- ✓ Excellent Detached Family House
- ✓ Popular Cul-De-Sac Location
- ✓ Open-Plan Living/Dining Room
- ✓ Separate Fitted Kitchen
- ✓ Guest Cloakroom/WC
- ✓ Four Double Bedrooms
- ✓ First Floor Family Bathroom
- ✓ Delightful Secluded Rear Garden
- ✓ Driveway Parking & Integral Garage
- ✓ Superb Potential To Improve & Extend (STPP)









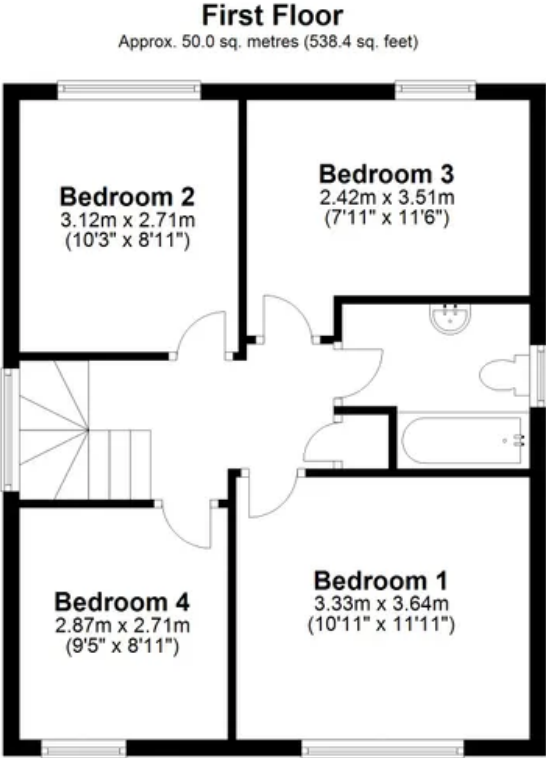
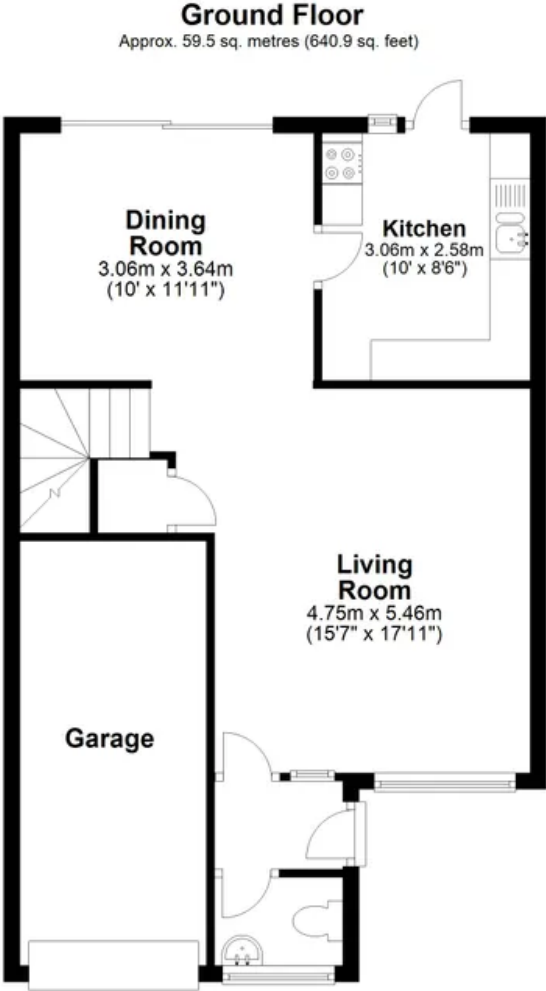












Total area: approx. 109.6 sq. metres (1179.3 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

**Ensum Brown**

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