



3 Greenhills, Ware  
Ware

In Excess of £600,000

## 3 Greenhills

Ware, Hertfordshire

Ensum Brown are pleased to offer this rarely available detached family house located in a popular residential cul-de-sac on the edge of Ware. Features include open-plan lounge/diner, re-fitted kitchen, cloakroom/WC, 3 bedrooms & 2 bath/shower rooms. Driveway, single garage & West-facing rear garden.

Tenure: Freehold



## PROPERTY INSIGHT

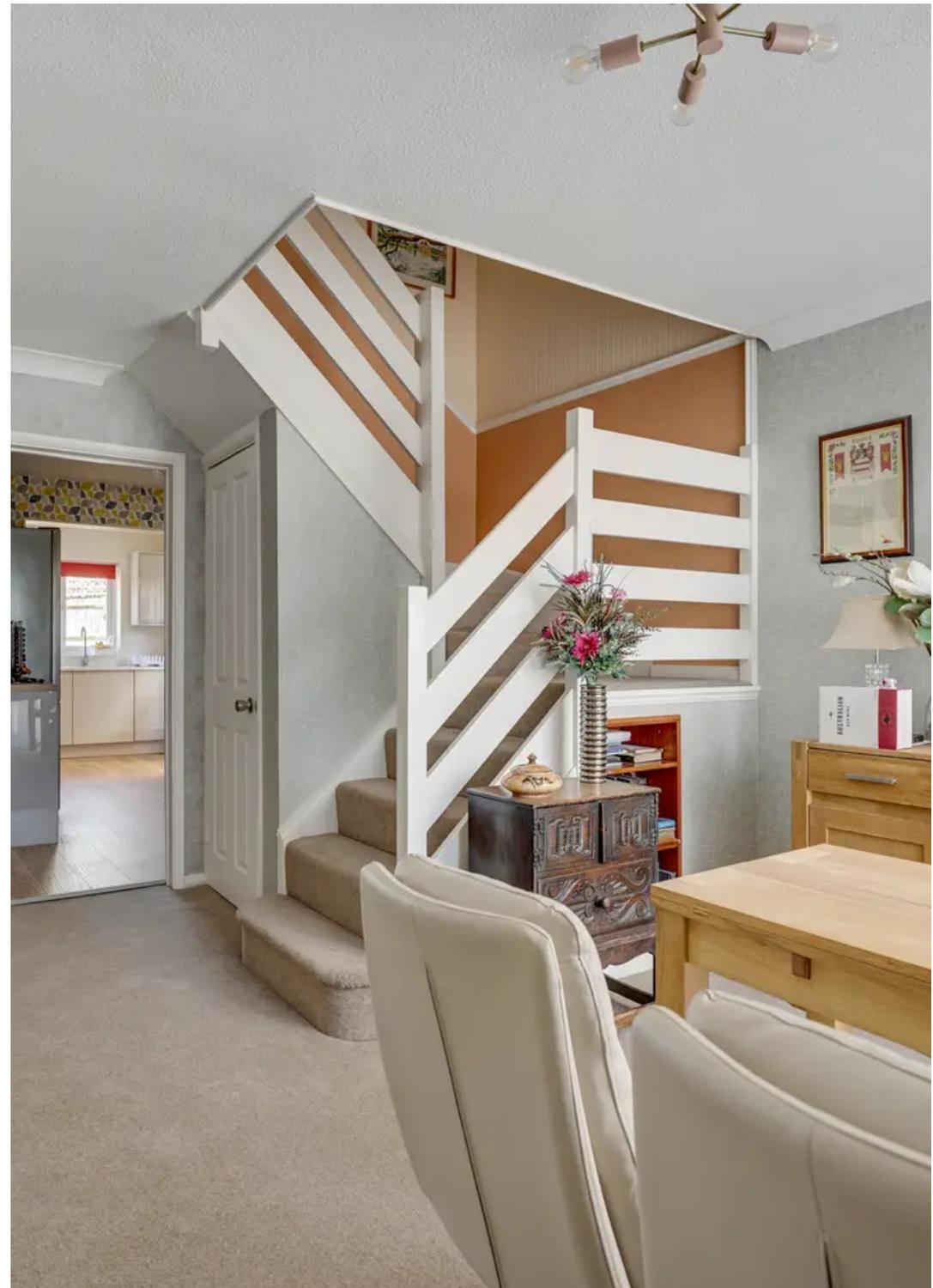
Ensum Brown are delighted to present to the sales market this rarely available three bedroom two bathroom detached family house peacefully situated in a well-regarded cul-de-sac on the popular Vicarage development. The present vendor has recently improved and updated this lovely home - an internal viewing 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 block paved driveway providing off street parking for two vehicles. You can also access the integral single garage from the front of the property via an up-and-over door - this garage is a decent size 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 white suite comprising of a wash hand basin with chrome mixer tap and low level flush WC complemented by fitted carpet, an obscured double glazed window to side aspect and a radiator.

Moving into the open-plan living/dining room, this is a superb L-shaped reception space with two designated areas; the dining area benefits from a full-length double glazed window to the front aspect, radiator, fitted carpet and ample space for a dining table and chairs. Stairs lead up to the first floor accommodation along with an under-stairs storage cupboard. The living area is positioned at the rear of the property, featuring patio doors opening on to the rear garden, decorative fireplace with hearth and gas fire (untested).

A door opens into the stylishly re-fitted kitchen/breakfast room which is fitted with an extensive range of Mocha wall and base units complemented by quartz worktops with an induction hob and extractor over plus a sink with mixer tap. There's an integrated dishwasher and washing machine plus a built-in double oven along with space for a fridge/freezer. A double glazed window faces the rear aspect providing a pleasant view over the rear garden. The breakfast room boasts a breakfast bar along with a double glazed window to the side aspect and a range of re-fitted Mocha wall and base units complemented by laminate worktops. This is a sociaveryble space, ideal when cooking and entertaining guests.





*Going up to the first floor via the turning staircase there is a bright and spacious landing with a loft hatch providing access to a part-boarded loft space. Doors lead off to the three bedrooms plus the family shower room.*

*The principal bedroom can be found at the back of the property, it's a decent size double bedroom with fitted wardrobes and storage cupboards, a radiator, fitted carpet and a double glazed window facing the rear aspect. An archway leads through to a surprisingly spacious en-suite bathroom which forms part of the extension. This en-suite is fitted with a three-piece suite comprising of a wash hand basin, low level push flush WC and a bath. Complementary features include fitted carpet, a double glazed window to the rear aspect and fitted storage cupboards.*

*Moving into bedroom two, this is a good-size double bedroom with fitted carpet, a radiator, double glazed window to the front aspect and fitted wardrobes with space for freestanding furniture. The third bedroom is currently being used as a study, however it could easily be changed into a third bedroom if required and the room benefits from fitted carpet, a radiator and a double glazed window to the front aspect.*

*Completing the first floor is the re-fitted family shower room which boasts a three-piece suite comprising of a low level push flush WC, wash hand basin with chrome mixer tap and an enclosed shower cubicle with fully-tiled walls and a chrome wall-mounted shower. Complementary features include fully-tiled walls and flooring, a wall-mounted mirrored cabinet, a chrome radiator and an obscured double glazed window to the side aspect. There's also an airing cupboard accessed via the shower room and this houses the gas central heating combination boiler.*

*Outside, the delightful rear garden is a good-size secluded space facing West and therefore enjoying the sun in the afternoon and into the evening. Commencing with a paved patio area which leads to an area laid to lawn with a range of mature plant, shrub and tree borders. There's also a timber shed and two side access points which lead out to the front of the property.*

*This impressive family home won't be available for long, please contact Ensum Brown 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 nurseries and well regarded primary schools.

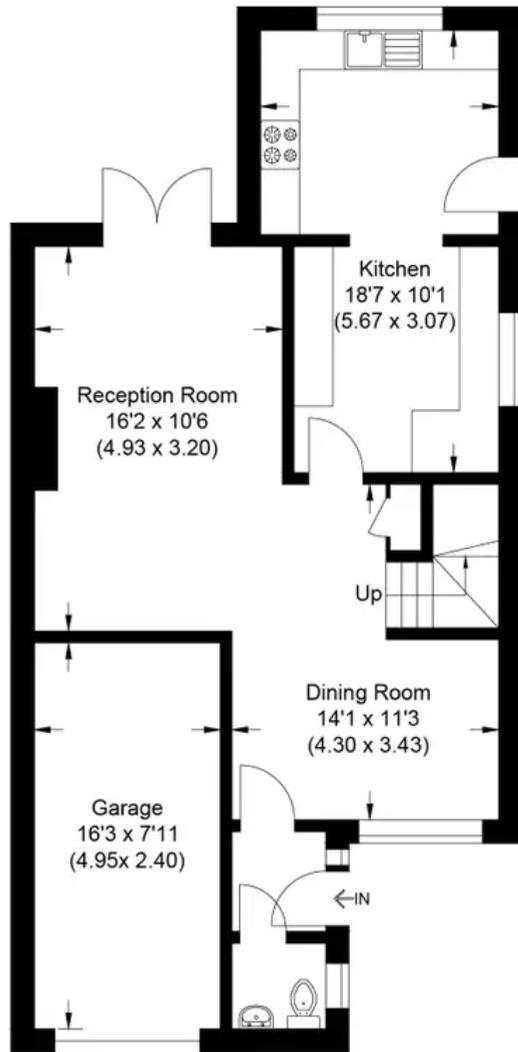
If you don't live in Ware already, then look no further for your next home!

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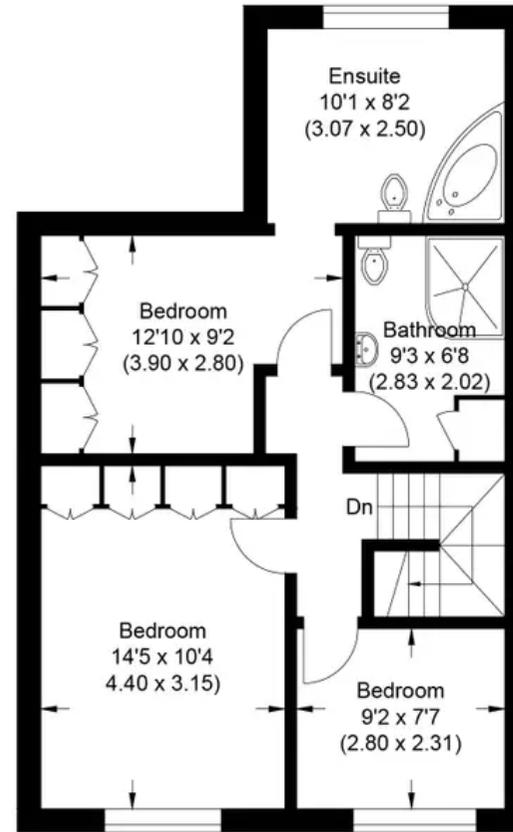




Approximate Gross Internal Area  
114.77 sq m / 1235.37 sq ft  
(Includes Garage)  
Garage Area 11.88 sq m / 127.87 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.