



73 Star Street, Ware
Hertfordshire

Guide Price £550,000

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Ware, Hertfordshire

Ensum Brown are delighted to offer this superb end of terrace Victorian home positioned a stone's throw from the High Street & train station. Features include living room, cloakroom/WC, stunning open-plan kitchen/dining room, 3 bedrooms, spacious family bathroom, driveway & secluded rear garden.

Council tax band: D

Tenure: Freehold



PROPERTY INSIGHT

Ensum Brown are delighted to offer this beautifully presented and extended 3 bedroom end of terrace bay-fronted Victorian cottage positioned a stone's throw from the High Street and train station. This home has been lovingly maintained by the present vendors and it comes with the rare benefit of a driveway providing off street parking. An internal viewing is highly recommended!

Upon approach to this home it offers great kerb appeal, there's a pretty front garden to the right-hand side and the driveway to the left. The entrance door is positioned on the side of the house and this opens into the entrance hall which offers tiled flooring and stairs leading up to the first floor. Doors lead off to the living room, guest cloakroom/WC and the open-plan kitchen/dining room.

Starting with the living room, this is located at the front of the property and it's an excellent space ideal for the family to relax and unwind together. The room benefits from a lovely bay window to the front aspect complete with bespoke fitted shutter blinds, fitted carpet, radiator and a wall-mounted TV point.

Moving back through the entrance hall and into the guest cloakroom/WC, this is fitted with a two-piece white suite comprising of a wash hand basin chrome hot/cold taps and a low level flush WC. Complementary features include tiled flooring, spotlights and a built-in storage cupboard.

The pièce de résistance of this home is the superb open-plan kitchen/dining room which is a fantastic space ideal for entertaining and socialising, it's also a great space for the family to gather round and ideal for modern-day living with the key features being the bi-folding doors which open out to the rear garden plus the feature exposed brickwork. The dining area features tiled flooring plus ample space for a dining table and chairs.

Going through to the kitchen, this is fitted with a comprehensive range of cream wall and base units complemented by wooden worktops and a Butler sink with chrome mixer tap. There's also an integrated dishwasher, built-in wine fridge, space for a Rangemaster-style oven with extractor over. There's also a utility area with space for a washing machine and tumble dryer. Complementary features include tiled flooring and partly-tiled walls, spotlights and velux window.

A carpeted staircase leads up to the bright and spacious first floor split-level landing with spotlights and a turning staircase leading up to the second floor. Doors lead off to the two bedrooms and the family bathroom.

- Superb End of Terrace Victorian House
- Beautifully Presented Throughout
- Ground Floor Extension & Loft Conversion





The principal bedroom is positioned at the front of the property, it's a great size double bedroom with fitted carpet, spotlights, radiator, two built-in double wardrobes plus a double glazed window facing the front aspect complete with bespoke fitted shutter blinds. Moving into bedroom two, this is also a good-size double bedroom with fitted carpet, spotlights, radiator, mirror-fronted double wardrobe and a double glazed window to the rear aspect.

Completing the first floor of this home is the spacious and well-appointed family bathroom which is fitted with a four-piece white suite comprising of a wash hand basin with chrome hot/cold taps, Victorian roll-top bath with chrome mixer tap, low level flush WC and a walk-in fully-tiled shower cubicle fitted with a chrome wall-mounted rainfall shower. Complementary features include tiled flooring and partly-tiled walls, obscured double glazed window to the rear aspect and a chrome heated towel rail plus two built-in storage cupboards.

A turning staircase leads up to the second floor where you will find a small landing which provides access to the loft converted third bedroom, again a good-size double bedroom with fitted carpet, built-in single wardrobe with automatic light, electric radiator plus double glazed window to the rear aspect providing lovely rooftop views across Ware and beyond. There's also a large walk-in cupboard with fitted carpet and a double glazed window. Currently this area is used as a handy storage space and it also houses the gas central heating boiler, however it could be converted into a study area if required.

Outside, the property enjoys a lovely secluded rear garden commencing with a paved area with side access via a wooden gate. There's a brick-built BBQ area and a step leads up to a decked patio area with wooden pergola providing ample space for a table and chairs plus to the extreme rear of the property there is a timber storage shed. As previously mentioned, this home has the rare benefit of having a driveway providing off street parking plus there's a small front garden area with brick retaining wall.

This excellent family home won't be available for long, please contact Ensum Brown to arrange your accompanied viewing appointment - you won't be disappointed!



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!

Council tax band: D

Tenure: Freehold







Approximate Gross Internal Area
98.39 sq m / 1059.06 sq ft

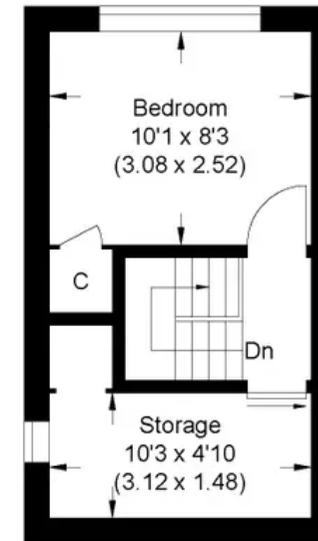
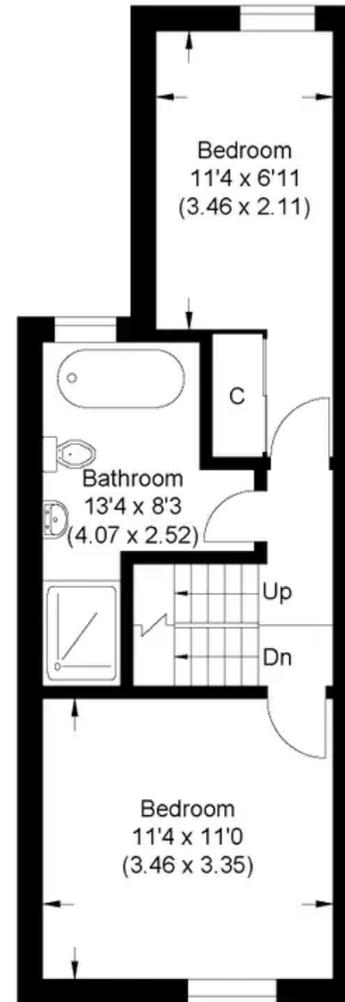
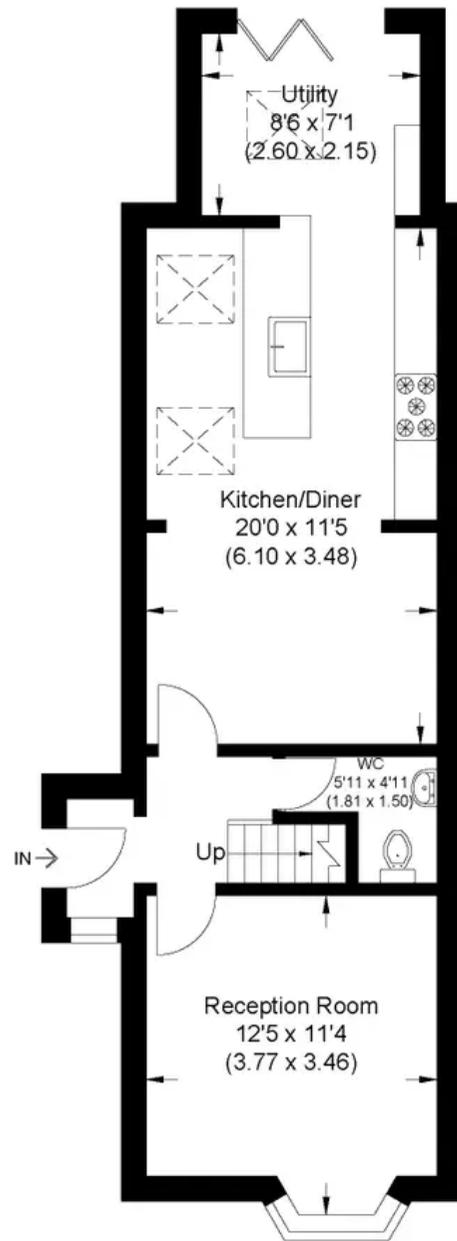


Illustration for identification purposes only, measurements are approximate, not to scale.