



98 Cozens Road, Ware

Hertfordshire

In Excess of **£425,000**



98 Cozens Road

Ware, Hertfordshire

Ensum Brown are pleased to offer this excellent family house positioned in a popular residential road offering tremendous scope to improve, extend & create a driveway (STPP). Features include fitted kitchen, open-plan living/dining room, 3 bedrooms, re-fitted shower room & a generous rear garden.

Tenure: Freehold



PROPERTY INSIGHT

Ensum Brown are delighted to offer this rare opportunity to acquire a superb three bedroom semi-detached family house positioned in this popular residential location on the outskirts of Ware. The property has been in the same owner's hands for many years and whilst it requires modernisation it offers an exciting opportunity with a blank canvass for an incoming purchaser to renovate and extend to their desired standard (subject to obtaining the necessary consents). In addition, it is to be sold with the advantage of no upward chain.

The well-proportioned accommodation is arranged over two floors with the ground floor briefly comprising of an entrance hall, fitted kitchen, open-plan living/dining room and a conservatory. Moving upstairs there are three bedrooms along with the re-fitted shower room.

Approaching this home it sits peacefully in this established residential road and it currently has a generous front garden with an area laid to lawn plus plant and hedge borders. A path leads up to the front door and there is a wooden gate that provides side access through the lean-to and into the rear garden. The property offers excellent potential to create a driveway as modelled by neighbouring homes in the road (subject to obtaining the necessary consents).

The entrance hall is bright and spacious with a welcoming feel, benefitting from fitted carpet and a radiator. Stairs lead up to the first floor accommodation and doors lead off to the fitted kitchen and the open-plan living/dining room.

Starting off with the kitchen, this is fitted with a comprehensive range of cream wall and base units complemented by a 1.1/2 bowl sink with drainer and chrome mixer tap. Featuring a built-in double oven, with 4-ring hob and extractor over, there's also space for freestanding appliances such as a washing machine and slimline dishwasher. Other benefits include original serving hatch into the dining area of the open-plan reception room, tiled flooring, radiator, double glazed window providing a pleasant view over the rear garden and a single door provides access to the lean-to.





Going into the dual-aspect double reception room, this excellent space feels extremely homely upon stepping inside and it has two designated areas - one as the living space and the other as the dining area. The room features a double glazed window facing the rear aspect, fitted carpet, gas fire with back-boiler and tiled hearth and sliding doors leading into the conservatory.

The conservatory is an excellent addition to this home, an ideal space for relaxing with a book and taking in the lovely outlook over the rear garden. Features include double glazed windows to the rear aspect and patio doors to the side providing access to the rear garden.

A carpeted staircase leads you up to the first floor landing which is a good-size with fitted carpet and doors provide access to the three bedrooms plus the shower room. There's also a loft hatch with access to a partly-boarded loft space ideal for storage.

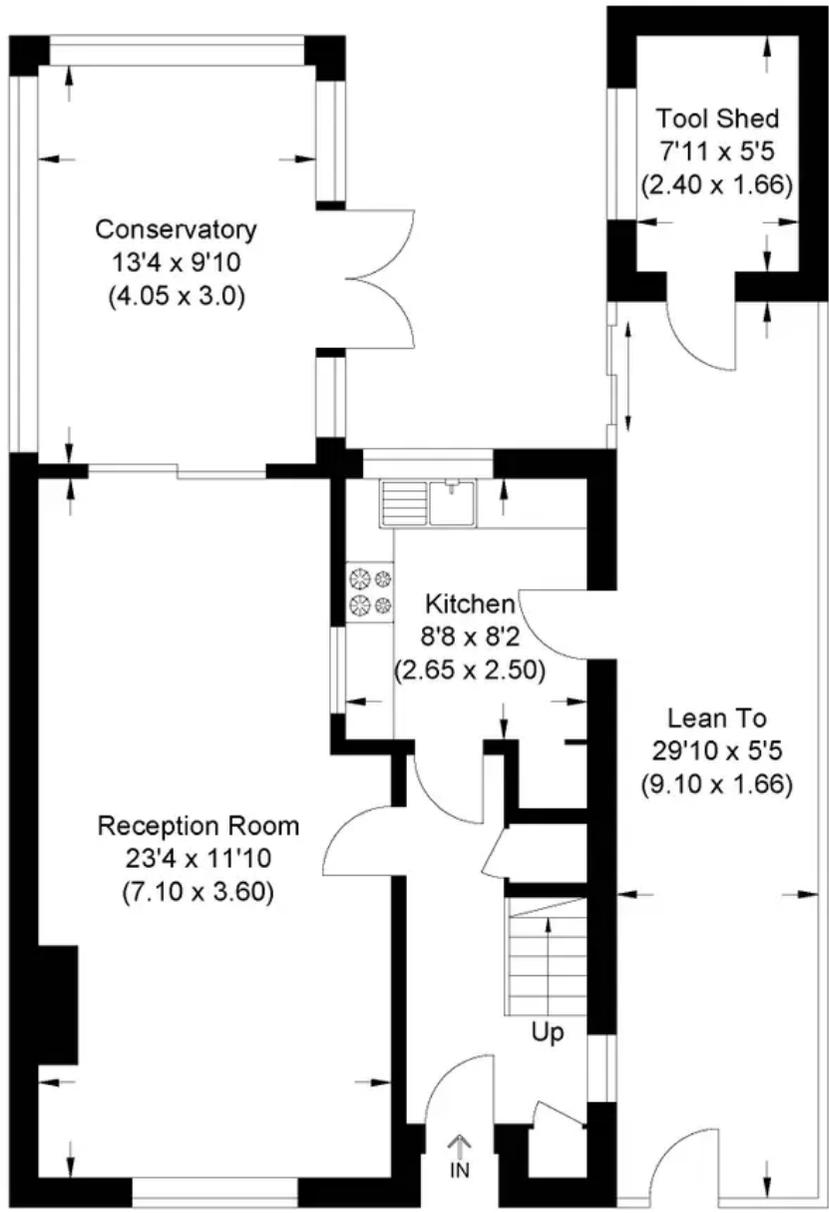
The principal bedroom is positioned at the front of the property, it's a very generous double bedroom with fitted carpet, radiator, a double glazed window facing the front aspect and fitted wardrobes with mirrored doors. Going into the second bedroom, this is another good-size double bedroom with fitted carpet, a double glazed window overlooking the rear garden and fitted wardrobes. Lastly, the third bedroom is a single bedroom with fitted carpet, built-in storage cupboard, radiator and double glazed window facing the front aspect; this room would be ideal for use as a nursery or work-from-home space.

Completing the first floor of this home is the spacious re-fitted shower room which comprises of low level push flush WC, wash hand basin with chrome mixer tap and a shower cubicle with sliding glass doors plus a chrome wall-mounted shower. Complementary features include vinyl flooring, partly-tiled walls and an obscured double glazed window facing the rear aspect.

Stepping outside to the rear garden, this is a very generous area commencing with a paved area leading to a large area laid to lawn with an abundance of mature plants, hedges, shrubs and trees complete with two timber sheds.

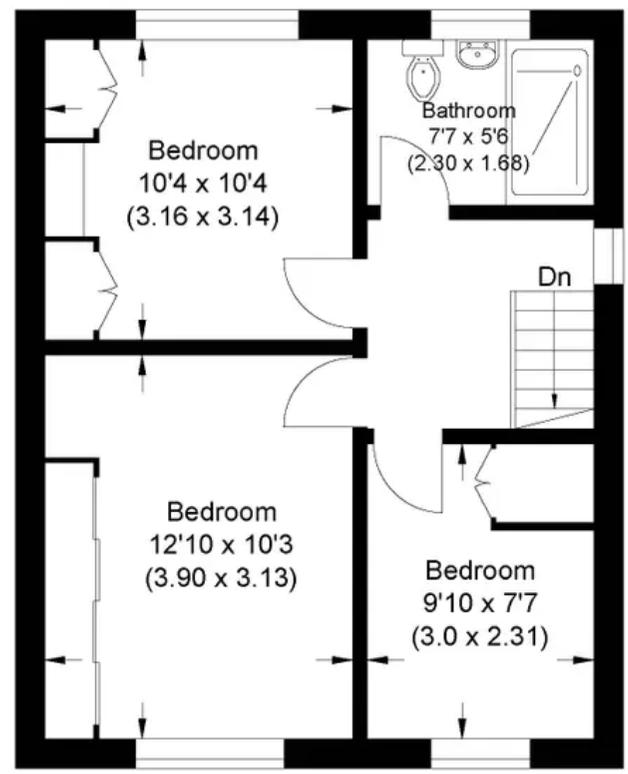






Ground Floor

Approximate Gross Internal Area 90.64 sq m / 975.64 sq
 (Excludes Tool Shed)
 Tool Shed Area 3.98 sq m / 42.84 sq
 Total Area 94.62 sq m / 1018.48 sq



First Floor

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



Ensum Brown

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