



1 Kingsway, Ware
Hertfordshire

In Excess of **£300,000**



1 Kingsway

WARE, Hertfordshire

CHAIN FREE Ensum Brown are delighted to offer this refurbished ground floor maisonette located in the popular Kingshill development within walking distance to local amenities. Featuring a bright living/dining room, re-fitted kitchen & shower room, 2 bedrooms, off street parking & single garage.

Council tax band: C

Tenure: Leasehold



PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this rarely available and deceptively spacious two bedroom ground floor maisonette, located in the popular Kingshill development and positioned within a stone's throw of local shops and amenities to include the highly-regarded Kingshill Primary School. The maisonette benefits from an extended lease term, a ground rent charge of approximately £140 per annum and there are no service charges which is unusual for a leasehold property.

This delightful home is offered to the market with the advantage of no upward chain. Accommodation comprises of an entrance hall, open-plan living/dining room, separate re-fitted kitchen, re-fitted shower room and two good-size bedrooms.

Stepping through the UPVC door into the entrance hall, you can instantly tell that this is a well-maintained home. The entrance hall offers laminate wood effect flooring, storage cupboard, linen cupboard housing the hot water tank and an airing cupboard. Doors lead off to the re-fitted kitchen, re-fitted shower room, living/dining room and the two bedrooms.

The kitchen is fitted with a comprehensive range of stylish matching wall and base units complemented by laminate worktops plus a stainless steel 1.1/2 bowl sink with drainer and chrome mixer tap. There's a built-in oven, 4-ring hob and stainless steel extractor along with space for freestanding appliances such as washing machine, fridge/freezer and dishwasher. Further benefitting from laminate wood effect flooring and partly-tiled walls plus a double glazed window facing the front aspect.

Moving into the recently re-fitted shower room, this is of a good size with a three-piece suite comprising of a low level flush WC, wash hand basin with chrome mixer tap and an enclosed corner shower cubicle with sliding doors and a wall-mounted chrome shower. Other features include tiled flooring and tiled walls, an obscured double glazed window to the side aspect and a wall-mounted chrome heated towel rail.





The open-plan reception room gives a spacious and bright feel upon entering and it benefits from a great deal of natural light thanks to full-length double glazed sliding doors to the front aspect, leading out to a balcony with railings directly in front. There's ample space for a small dining table and chairs with other features including laminate wood effect flooring and a radiator.

Going into the principal bedroom, this is a generously sized double bedroom with grey laminate wood effect flooring, double glazed window to the rear aspect overlooking the rear garden, radiator and space for freestanding wardrobes. The second bedroom is also a good-size room with grey laminate wood effect flooring, radiator and double glazed patio doors providing direct access to the rear garden.

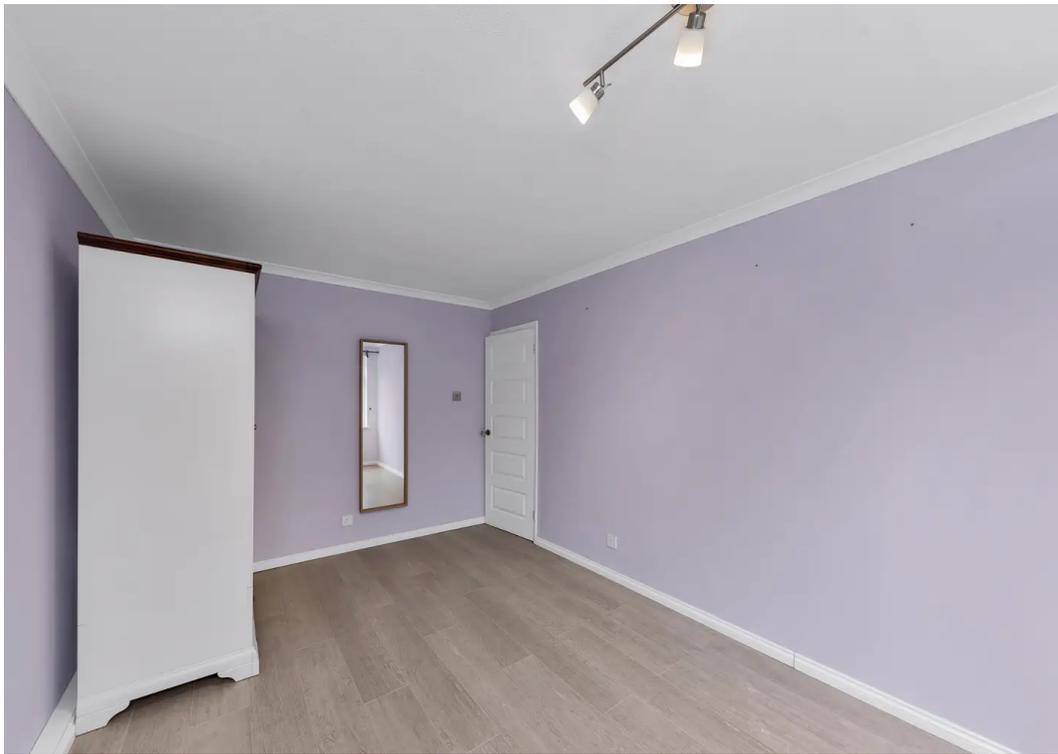
As previously mentioned, the property benefits from its own private enclosed rear garden which commences with a paved patio area leading to an area laid to lawn with a range of plant and shrub borders. There's also a storage shed ideal for storing gardening tools along with a door which leads into the single garage positioned directly behind the rear garden and can also be accessed via an up-and-over door. The garage can accommodate a car and the property further benefits from an off street parking space in front of the garage. In addition, there's side access which leads out to a lawned front garden area.

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.

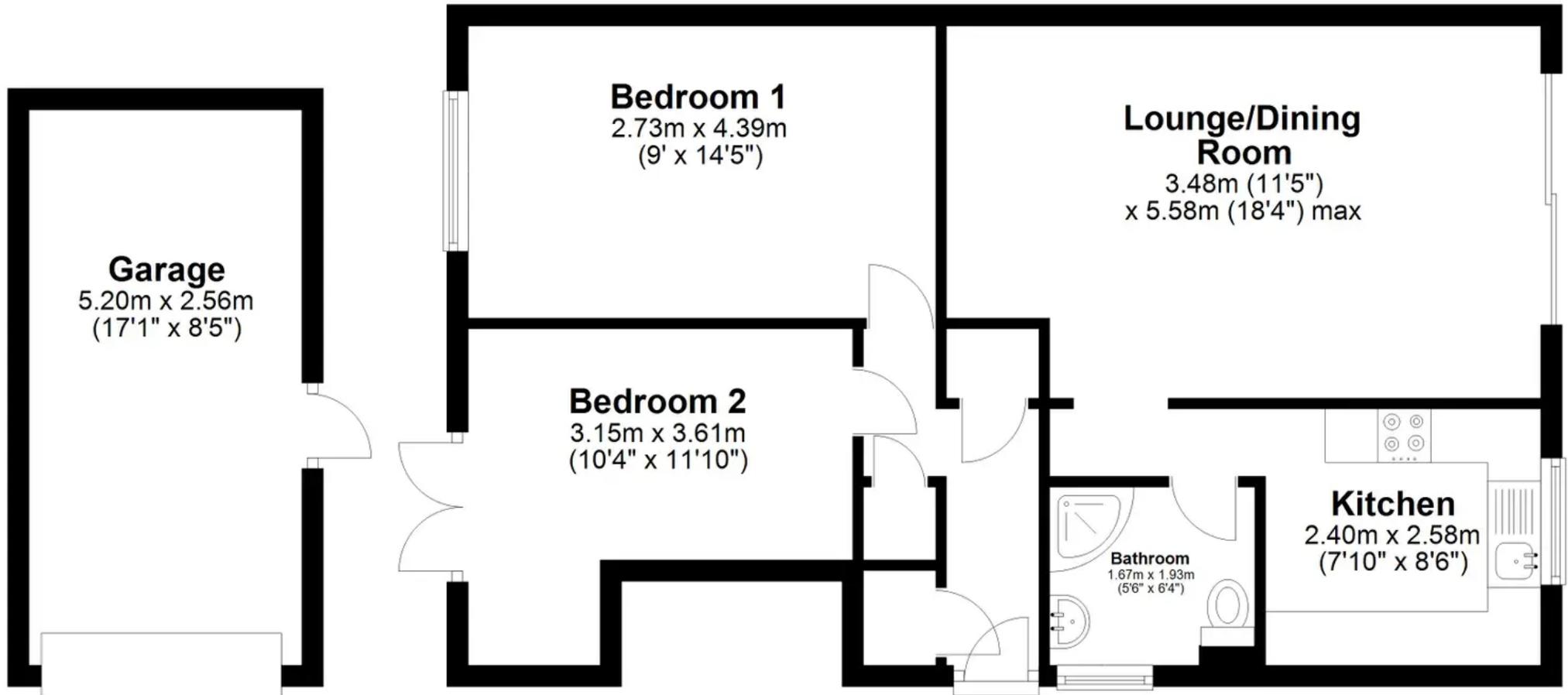
If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins).





Ground Floor

Approx. 71.1 sq. metres (765.2 sq. feet)



Total area: approx. 71.1 sq. metres (765.2 sq. feet)

Floor Plan measurements are approximate and are 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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