



25 Page Hill, Ware
Hertfordshire

Guide Price **£450,000**



25 Page Hill

WARE, Hertfordshire

Ensum Brown offer for sale this rarely available family home located in a peaceful cul-de-sac on the outskirts of Ware. The property boasts versatile accommodation with an impressive kitchen/diner, separate lounge, 4 bedrooms, 2 bathrooms, off street parking for 2 vehicles & landscaped rear garden.

Council tax band: D

Tenure: Freehold



PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this lovely 4 bedroom 2 bathroom town house situated in this easily accessible location in the sought-after town of Ware with its own train station providing fast and frequent links to London Liverpool Street as well as the A10 which provides links into London and North Hertfordshire. This rarely available property is within walking distance of the vibrant high street and offers excellent square footage plus flexible accommodation. In addition, it's being sold with the advantage of no upward chain - an internal viewing is highly recommended.

Upon approaching this home, it is situated in a peaceful cul-de-sac location and there is off street parking for two vehicles. As you enter the property, the entrance hall will lead you to the stairs rising to half landing, a large storage cupboard, cloakroom/WC and door leading off with access the garage conversion which is now a versatile reception room or guest bedroom offering double glazed window to the front aspect and radiator.

The living room is positioned on the first floor and accessed via the landing; this bright and spacious room offers wood effect flooring, radiator, TV point and two double glazed windows to front aspect allowing the natural light to stream in. Going into the spacious kitchen/breakfast room, this is fitted with a matching range of cream wall and base units, ceramic sink and drainer unit. There's space for a low level fridge and freezer, built-in oven with 4-ring hob and extractor over, washing machine and dryer. Double glazed window and single door leading out to the recently landscaped rear garden. Completing the accommodation on this floor is the fourth bedroom which is currently being utilised as a work-from-home office space with wood effect flooring, radiator and a double glazed window overlooking the rear garden.

Moving up to the second floor, you will find two generous double bedrooms and the family bathroom. The well-proportioned principal bedroom is located at the front of the property and benefits from an en-suite shower room fitted with a low level flush WC, wash hand basin and enclosed shower cubicle. The second bedroom faces the rear of the house and overlooks the garden providing a pleasant view. Heading into the family bathroom, this is fitted with a three piece suite comprising low level flush WC, wash hand basin and bath with chrome mixer tap, radiator and towel rail.





Externally, the recently landscaped private rear garden is of a good size providing a great space for BBQ's and social get-togethers with friends and family. Commencing with a patio area leading to two tiered lawned areas and a paved top section. The garden is enclosed with fenced perimeters plus there's rear access leading out to Watton Road.

Ensum Brown highly advise a viewing of this delightful family home to fully appreciate, not only the spacious and flexible accommodation, but the great location as well.

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.

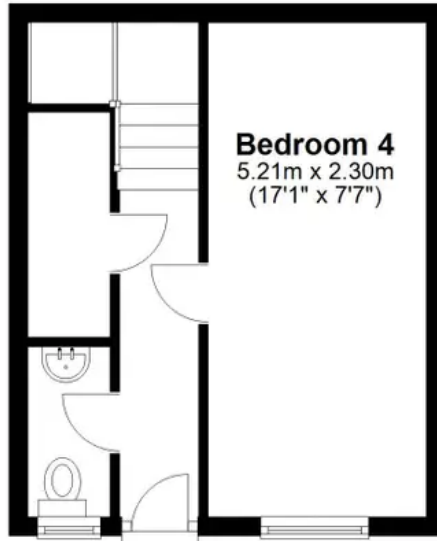
There is a superb combination of national and local independent stores, restaurants and bars. Of course, there are also all the other amenities anyone could need in the town including a library, doctors, dentists, superstores as well as having Hanbury Manor Hotel and golf course and East Herts golf course 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.





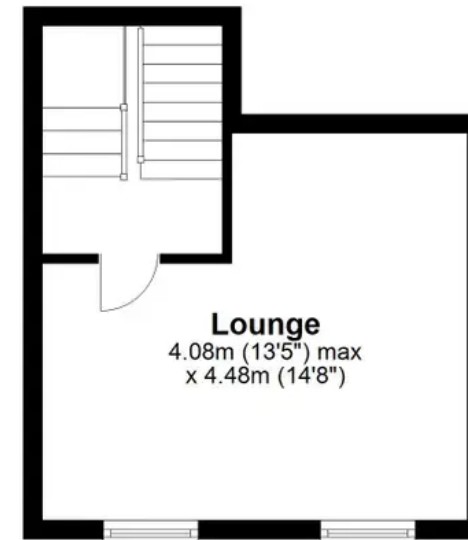
Ground Floor

Approx. 21.9 sq. metres (235.5 sq. feet)



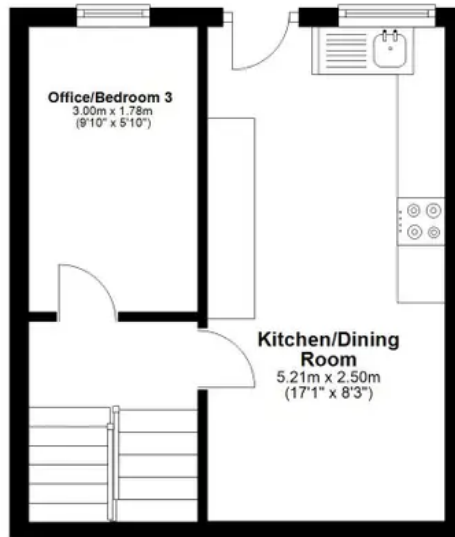
First Floor

Approx. 20.4 sq. metres (219.7 sq. feet)



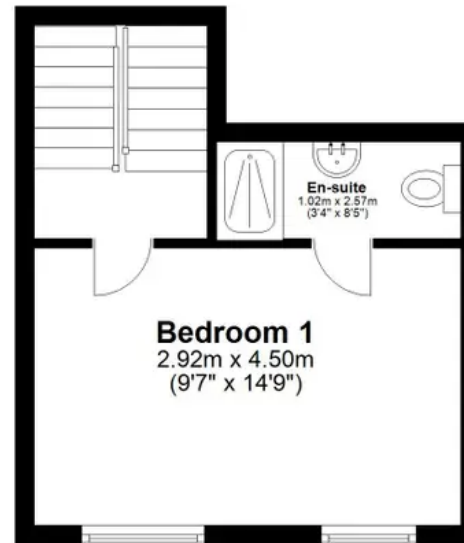
Second Floor

Approx. 22.9 sq. metres (246.0 sq. feet)



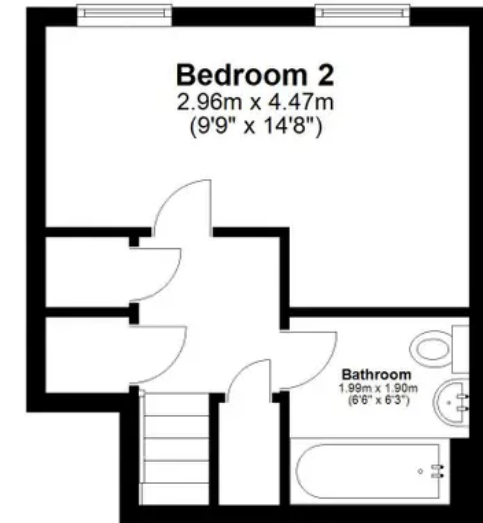
Third Floor

Approx. 20.4 sq. metres (219.6 sq. feet)



Fourth Floor

Approx. 21.4 sq. metres (230.2 sq. feet)



Total area: approx. 106.9 sq. metres (1151.0 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



Ensum Brown

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