



17 Farm Close, Ware

Ware

In Excess of **£600,000**



17 Farm Close

WARE, Hertfordshire

CHAIN FREE Ensum Brown are pleased to offer this stunning immaculately presented & extended semi-detached family home that really has the wow factor! Features include living room, open-plan kitchen/dining/family room, 4 bedrooms, 2 bath/shower rooms, low maintenance rear garden & driveway parking. Tenure: Freehold



PROPERTY INSIGHT

Ensum Brown are pleased to offer this stunning and immaculately presented family home that really has the wow factor! Built in 2015 by High Oaks Grove Developments, the property is peacefully positioned in this family orientated setting. This lovely home is being sold with the advantage of no upward chain and an internal viewing is highly recommended.

Accommodation is arranged over three floors with the ground floor comprising of a lovely sitting room, magnificent kitchen/dining/family room ideal for entertaining and with bi-folding doors opening out to the rear garden and a ground floor shower room/WC.

Moving up to the first floor, there's a bright and spacious landing with doors leading off to two double bedrooms plus the well-appointed family bathroom/WC. Another set of stairs leads you up to the second floor landing which provides access to a further two double bedrooms plus a guest cloakroom/WC.

Externally, the property boasts a low maintenance rear garden commencing with a full-width paved patio area which leads to an area laid to artificial lawn. There's also a block paved driveway to the front providing off street parking for two vehicles.





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.

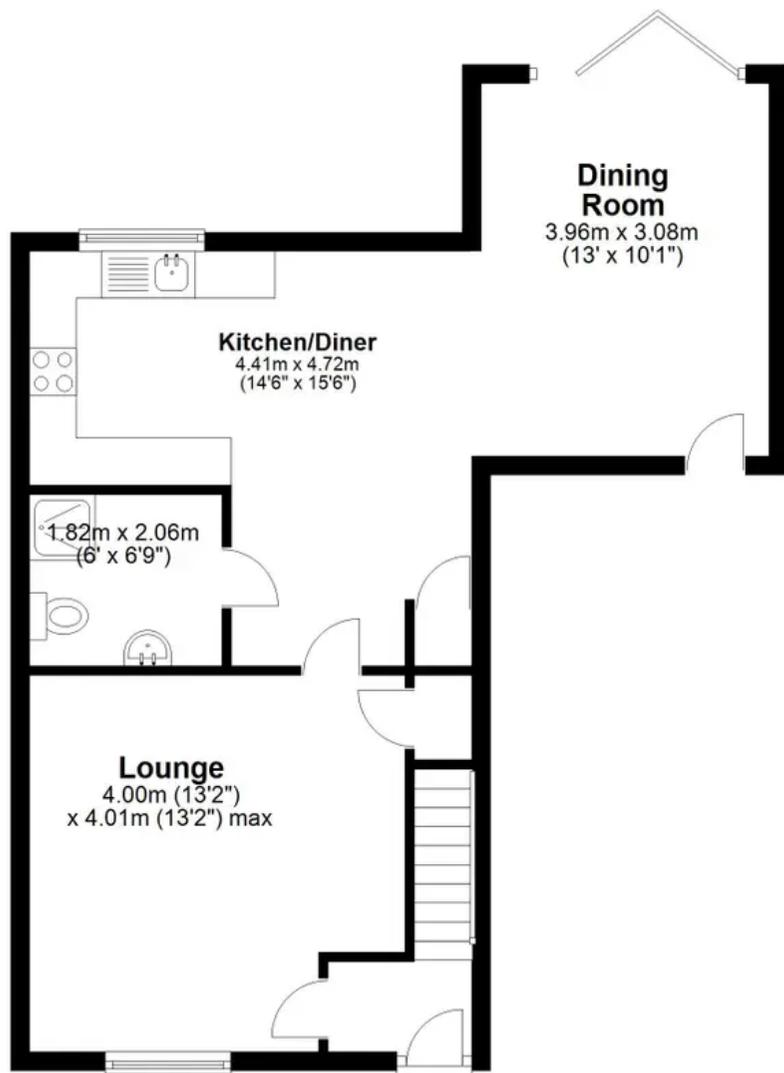
If you don't live in Ware already, then look no further for your next home!





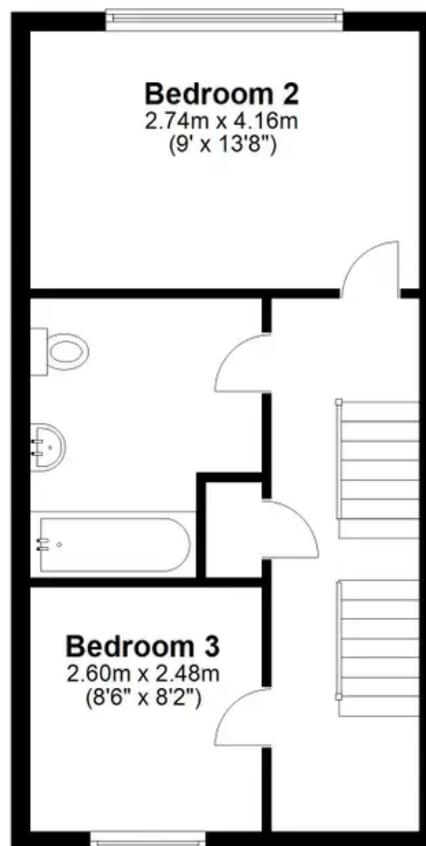
Ground Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



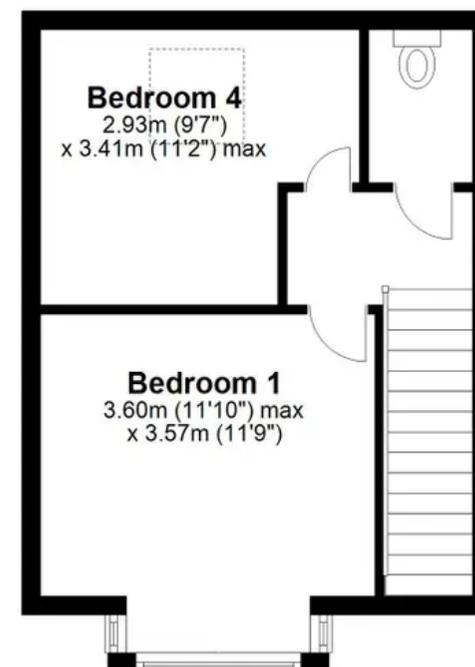
First Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Second Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 116.8 sq. metres (1257.4 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

Ensum Brown Estate Agents, 110 High Street, Ware - SG12 9AP

01920 412200

ware@ensumbrown.com

<http://ensumbrown.com>