



## 22 Brewery Yard, Watton Road

Ware

Guide Price **£500,000**



## 22 Brewery Yard

Watton Road, Ware

Ensum Brown are proud to offer this impressive mid-terraced mews house positioned in a sought-after gated town centre setting. Featuring a stunning open-plan kitchen/living/dining room, 2 double bedrooms, en-suite bathroom to principal bedroom, family shower room & allocated parking. Viewing a must!

Tenure: Freehold



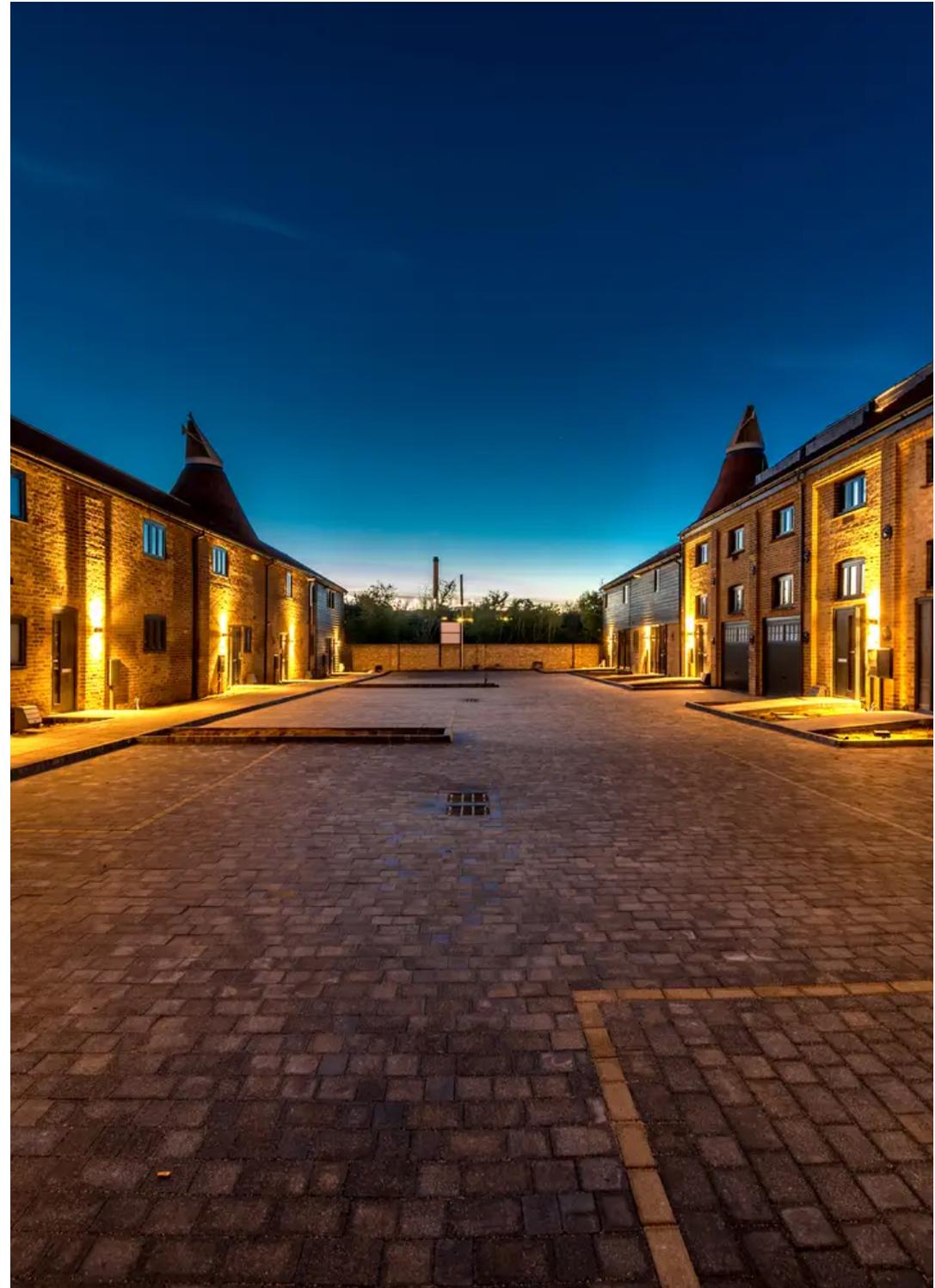
## PROPERTY INSIGHT

Location, Location, Location! Ensum Brown are delighted to offer for sale this rarely available two bedroom two bathroom mews style mid-terraced house perfectly located in the heart of the town and within easy walking distance of Ware's bustling and vibrant high street plus train station with its fast links into London Liverpool Street and Cambridge. This contemporary property was converted in 2018 and the current vendor purchased from new - this is an excellent opportunity for a first-time buyer or downsizer and an internal viewing is highly recommended.

The development can be approached for vehicular access via both Priory Street and Watton Road plus there's also pedestrian access via Baldock Street so easily accessible with the high street amenities just being a stone's throw away. Once you enter through the secure gates you can instantly tell that this development is very well-maintained. The allocated parking space is directly outside the property which is very convenient when shopping or if you have a young child.

Let's now step inside to the spacious entrance hall which sets the tone for the rest of this property, the entrance hall is neutrally decorated and offers a welcoming introduction to the property; featuring wood flooring, a radiator, two storage cupboards along with stairs leading up to the first floor accommodation. Doors lead off to the family shower room and second bedroom.

The family shower room has a Jack-and-Jill arrangement so it can be accessed via the entrance hall or the second bedroom. This well-appointed 3-piece suite comprises of a low level push flush WC, wash hand basin with chrome mixer tap and storage cupboard under plus an enclosed corner shower with folding glass doors and a wall-mounted chrome rainfall shower. Complementary features include tiled flooring, a wall-mounted chrome heated towel rail and spotlights.





Going into the second bedroom, this is a good-size double bedroom with the benefit of a spacious walk-in wardrobe which comes with ample storage space. The room offers fitted carpet, access to the family shower room, a radiator, spotlights and patio doors which lead out to a quirky lightwell currently being used as study and with space for freestanding bookshelves. The study allows the natural light to stream in and it benefits from tiled flooring, a radiator and patio doors which lead out to a courtyard paved area forming a small amount of outside space.

Heading back through the second bedroom and through to the entrance hall, a turning staircase leads up to the bright first floor landing with fitted carpet, a radiator and a double glazed window facing the front aspect along with another staircase rising to the second floor accommodation.

A door opens into the fantastic open-plan kitchen/living/dining room which offers an excellent space for entertaining friends and relatives, perfect for get-togethers and the hub of the home. This part of the property is quirky and interesting, neutrally decorated throughout.

The kitchen is fitted with a comprehensive range of matching wall and base units complemented by quartz worktops and a stainless steel sink with chrome mixer tap. Integrated appliances include a fridge/freezer, dishwasher and washing machine plus there's a built-in double oven and an induction hob with accompanying splashback. Moving through to the open-plan living/dining area, this offers a wonderful space with two Juliette balconies overlooking the lightwell/study area on the ground floor. This room further benefits from wood flooring, spotlights and two radiators.

Stepping back through to the first floor landing, another turning staircase leads you up to the second floor landing with a velux window and two built-in storage cupboards, one of which houses the hot water cylinder and the other is home to the gas central heating boiler.



A door opens into the impressive principal bedroom which is a good-size double bedroom with three velux windows, spotlights, a radiator and ample space for freestanding furniture. This bedroom also boasts a spacious and well-appointed en-suite bathroom which is fitted with a 3-piece suite comprising of a P-shaped bath with a chrome wall-mounted shower and screen, wash hand basin with a chrome mixer tap and built-in storage cupboard plus a low level push flush WC. Complementary features include tiled walls and flooring, a wall-mounted chrome heated towel rail and a velux window.

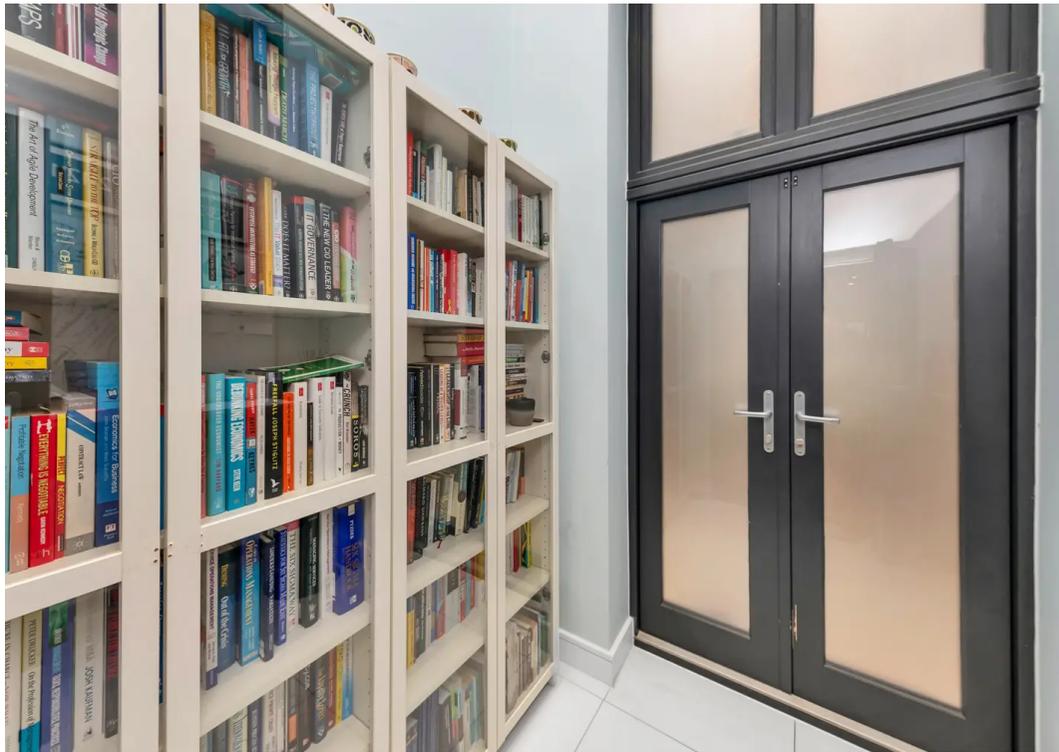
Externally, the property offers a small courtyard area at the rear which has been paved by the present vendor to create a nice space for a BBQ. There's also gated side access which leads you out to the centre of the development and this property benefits from an allocated parking space directly outside the front along with further visitor's parking spaces available on a first-come first-served basis.

#### **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).





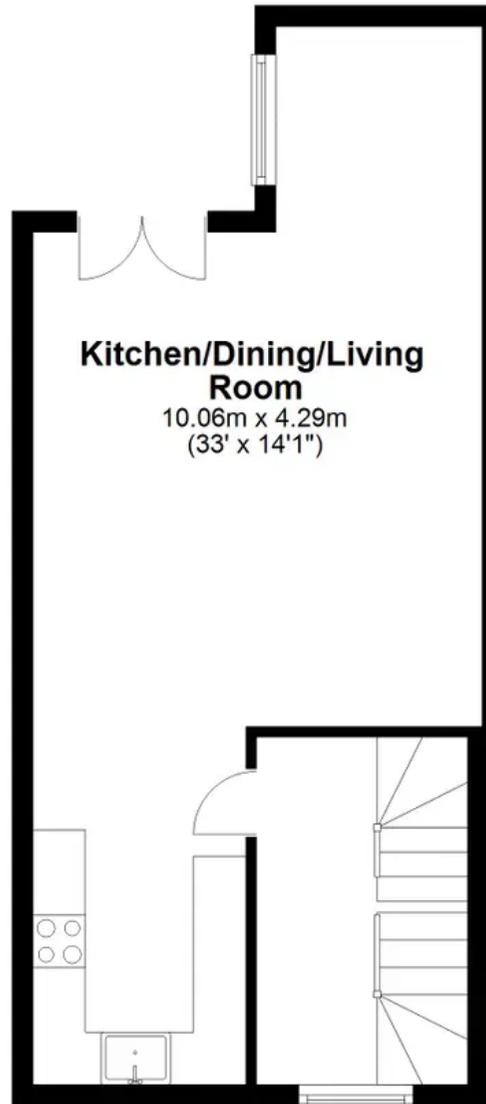
## Ground Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



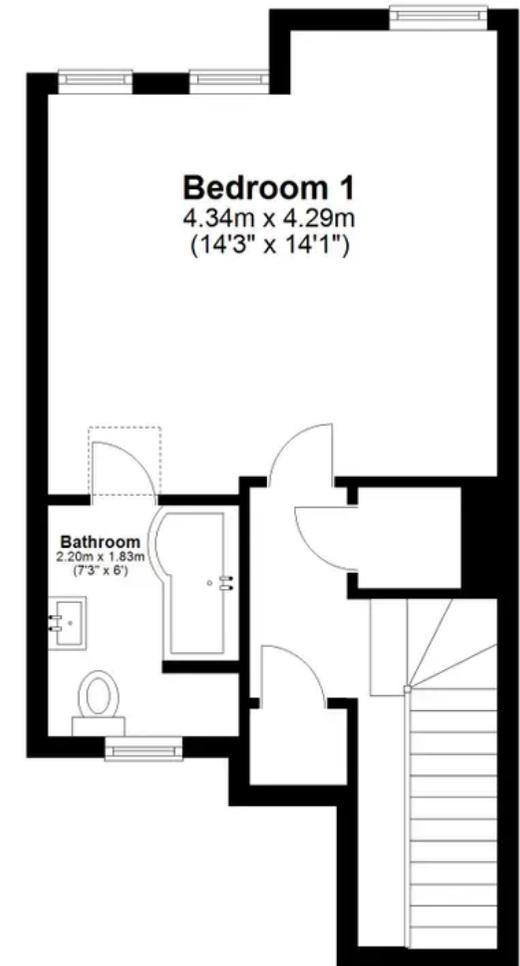
## First Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



## Second Floor

Approx. 30.8 sq. metres (331.4 sq. feet)



Total area: approx. 109.4 sq. metres (1177.7 sq. feet)

Illustration for identification purposes only, measurements are approximate.  
Plan produced using PlanUp.



## Ensum Brown

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