



7 Windmill Cottages, Cold Christmas Lane

Ware

Guide Price **£585,000**



7 Windmill Cottages

Cold Christmas Lane, Ware

Ensum Brown are delighted to offer this superbly presented semi-detached family house positioned in the desirable village of Thundridge. Featuring a reception room, open-plan kitchen/dining/family room, utility area, ground floor shower room/WC, 4 bedrooms, family bathroom plus generous gardens.

Council Tax band: C

Tenure: Freehold



Ensum Brown are delighted to present to the sales market this much improved and double storey extended 4 bedroom 2 bathroom semi-detached family house situated on a generous plot, positioned off Cold Christmas Lane in this desirable and popular village, only a short drive from the neighbouring towns of Ware and Hertford. An internal viewing is recommended to fully appreciate everything that this excellent family home has to offer.

The property has been tastefully updated by the present vendor and offers well-planned, spacious accommodation arranged over 2 floors together with generous front and rear gardens plus the potential to create off street parking at the rear of the plot.

Accommodation on the ground floor offers an entrance hall, living room with wood burner, open-plan kitchen/dining/family room, re-fitted shower room/WC and a conservatory/utility space. Moving up to the first floor, there's a bright and spacious landing providing access to the 4 good-size bedrooms and the re-fitted family bathroom/WC.

Externally, the property boasts a splendid gated front garden with a large area laid to lawn and a path leading up to the front door. The enclosed rear garden is a fantastic space commencing with a paved patio area leading to an area laid to lawn and at the foot of the garden there's a concrete hard-standing area with potential for use as off street parking and in addition to this there are ample residents parking days to the front of the property.

Lastly, this beautifully presented home benefits from superb far-reaching field views across rolling Hertfordshire countryside.





LOCATION - NEAREST TOWN: 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.





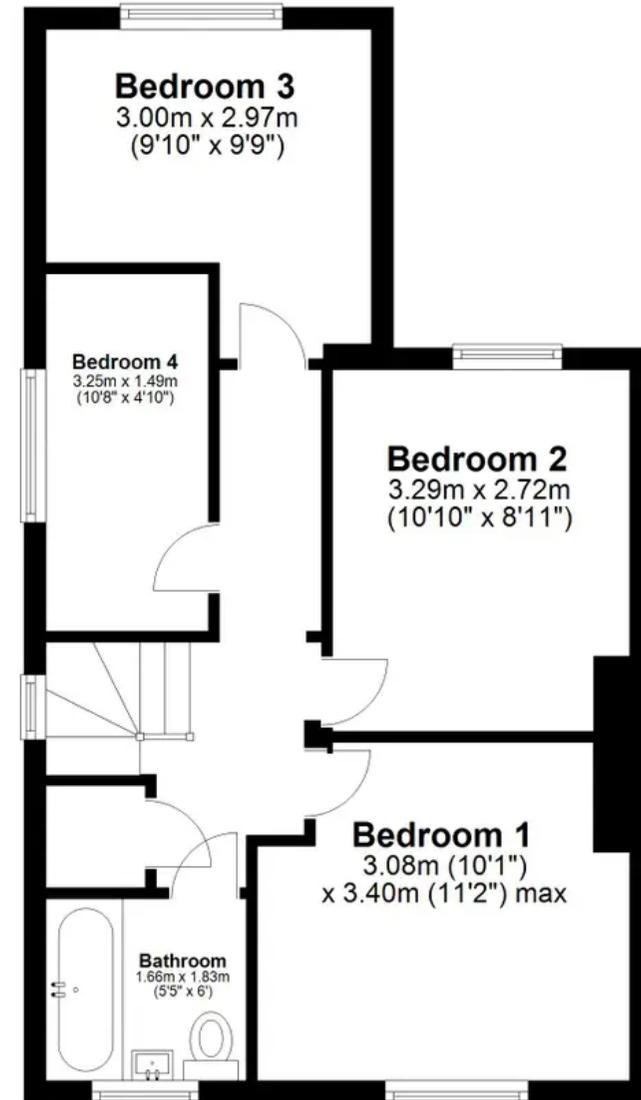
Ground Floor

Approx. 55.7 sq. metres (600.0 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



Total area: approx. 99.5 sq. metres (1070.7 sq. feet)

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