



## 21 Uplands, Braughing

Ware

Offers in Region of **£510,000**



## 21 Uplands

Braughing, Ware

Ensum Brown are delighted to offer this deceptively spacious end of terrace family house positioned in this popular village location. Features include living room, open-plan kitchen/dining room, conservatory, 4 bedrooms & 2 bathrooms plus a secluded rear garden & ample residents parking. Must view!

Council Tax band: C

Tenure: Freehold



Ensum Brown are delighted to offer this deceptively spacious and extended 4 bedroom 2 bathroom end of terrace house peacefully positioned in this no through road in the desirable village of Braughing, within a short walk of the well-regarded Jenyns First School & Nursery. This home offers so much for a growing family and internal viewing is highly recommended to fully appreciate all that it has to offer.

Accommodation is arranged over two floors with the ground floor comprising of a spacious entrance hall/utility area, guest cloakroom/WC, open-plan kitchen/dining room, separate living room, conservatory and a generous ground floor bedroom with patio doors leading out to the rear garden plus an en-suite wet room. This ground floor bedroom would be perfect for use as an annexe or guest bedroom, alternatively it could be utilised as an additional reception space.

Moving up to the first floor, there's a bright and spacious landing with doors leading off to two double bedrooms, with the principal bedroom benefitting from fitted wardrobes, plus a good-size single bedroom and the well-appointed 3-piece family bathroom/WC.

Externally, the property boasts a superb enclosed south-facing rear garden commencing with an excellent wraparound paved patio area ideal for al-fresco dining and entertaining which leads to an area laid to lawn with space for a storage shed. There's also side access along with a low maintenance block paved area to the front and an outside tap plus power points.

#### **LOCATION - BRAUGHING**

Braughing is one of Hertfordshire's finest villages and is situated just a short drive north of Ware via the A10. The village offers an idyllic lifestyle choice with a wealth of period property, St. Mary's Church, a Post Office store, three public houses/restaurants. The village also benefits from having an Ofsted rated "Outstanding" school, Jenyns First School & Nursery. The neighbouring towns of Ware (7.5 miles) and Bishop's Stortford (9.5 miles) both provide extensive amenities including fast rail links into London Liverpool Street.

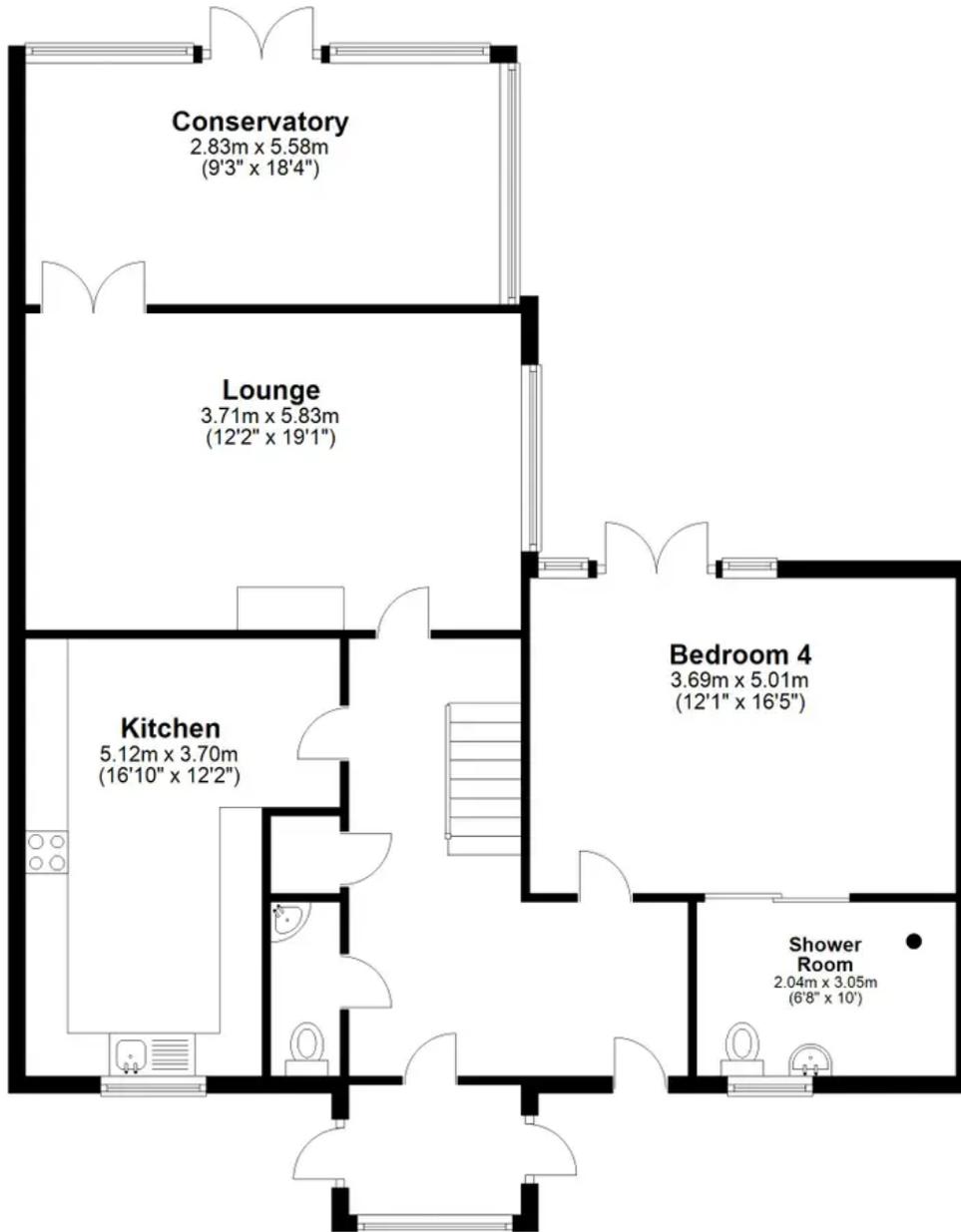






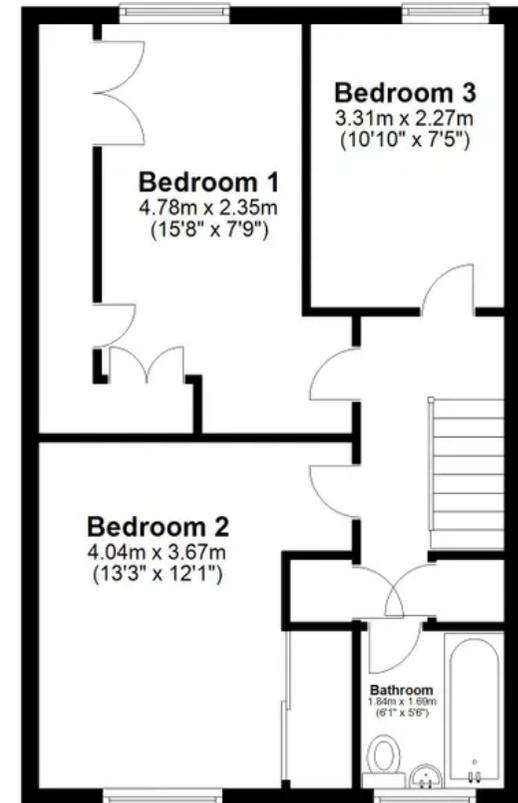
## Ground Floor

Approx. 101.4 sq. metres (1091.4 sq. feet)



## First Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 149.7 sq. metres (1611.4 sq. feet)

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