15 Chiltern Close, Ware

Ware

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WARE, Ware

Ensum Brown are delighted to offer this extended semi-detached family house positioned in the popular Kingshill development. Features include 2 reception rooms, open-plan kitchen/dining room, guest cloakroom/WC, 4 bedrooms, 2 bath/shower rooms, generous rear garden backing fields & driveway parking.
Council Tax band: E

Tenure: Freehold

PROPERTY INSIGHT

Ensum Brown are delighted to offer this extended & well-presented 4 bedroom 2 bathroom semi-detached family house positioned in a private cul-de-sac in the desirable Kingshill development, within walking distance to the local parade of shops & well-regarded Kingshill Primary School. This spacious family home boasts an excellently sized rear garden backing on to fields plus driveway parking for multiple vehicles and an internal viewing is highly recommended.

The well-planned ground floor accommodation comprises of an entrance hall, living room, family room, large open-plan kitchen/dining room and a guest cloakroom/WC.

Moving upstairs, there's a good-size first floor landing which gives access to the 4 double bedrooms, with the master boasting a dressing area and an en-suite shower room/WC. The 3-piece family bathroom/WC is also positioned on this floor. In addition, the loft space is vast and there is potential to convert into additional bedroom accommodation (STPP).

Outside, the property benefits from a generously sized rear garden commencing with a paved patio area leading to an area laid to lawn complete with timber storage shed and it backs on to open fields providing a lovely outlook.

Additionally, the front of the property offers a block paved driveway providing off street parking for multiple vehicles and this leads to a partly-converted integral garage which is ideal for storage.

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.
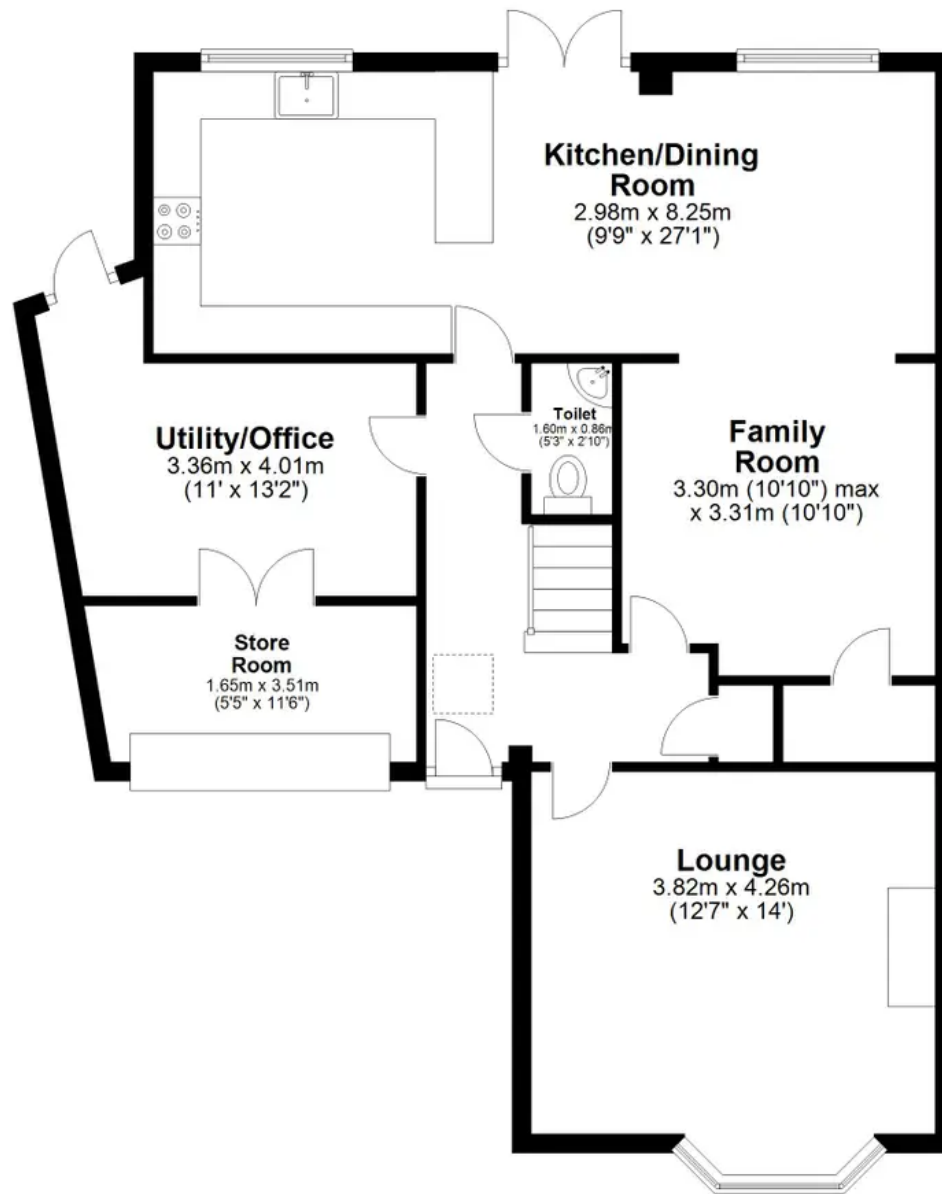
With regards to education, you are in one of the best places in the country. You have the prestigious Presdales secondary and sixth form school for girls and Chauncy secondary and sixth form. Of course there are also multiple nurseries and well regarded primary schools.
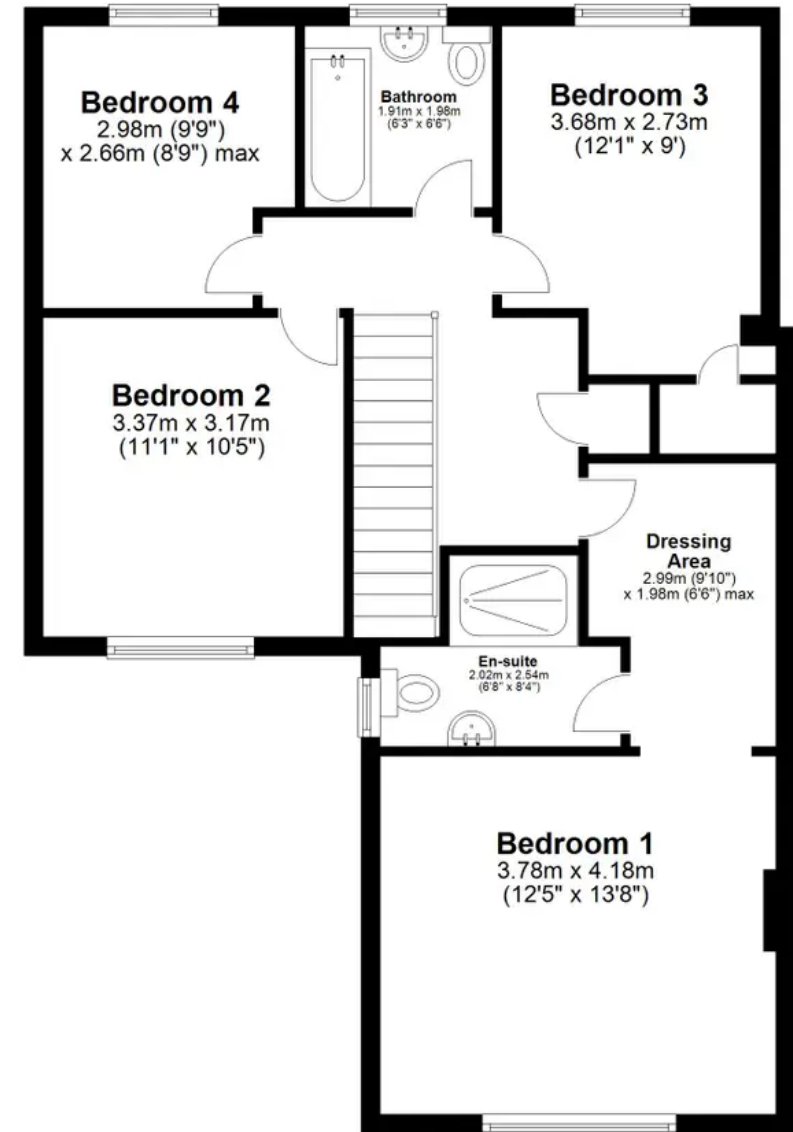
Ground Floor

Approx. 81.4 sq. metres (876.3 sq. feet)

Kitchen/Dining Room
2.98m x 8.25m
(9'9" x 27'1")

Utility/Office
3.36m x 4.01m
(11' x 13'2")

Toilet
1.60m x 0.86m
(5'3" x 2'10")

Family Room
3.30m (10'10") max
x 3.31m (10'10")

Store Room
1.65m x 3.51m
(5'5" x 11'6")

Lounge
3.82m x 4.26m
(12'7" x 14')

First Floor

Approx. 70.3 sq. metres (757.1 sq. feet)

Bedroom 4
2.98m (9'9")
x 2.66m (8'9") max

Bathroom
1.91m x 1.98m
(6'3" x 6'6")

Bedroom 3
3.68m x 2.73m
(12'1" x 9')

Bedroom 2
3.37m x 3.17m
(11'1" x 10'5")

Dressing Area
2.99m (9'10")
x 1.98m (6'6") max

En-suite
2.02m x 2.54m
(6'8" x 8'4")

Bedroom 1
3.78m x 4.18m
(12'5" x 13'8")

Total area: approx. 151.8 sq. metres (1633.4 sq. feet)

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