



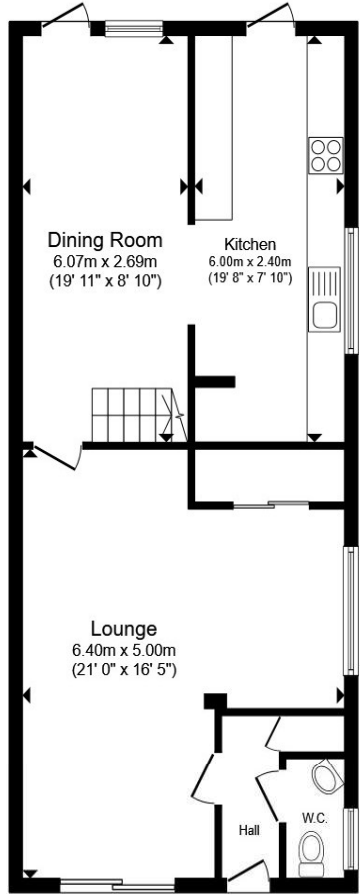
**Vicarage Road, WARE SG12 7AP**

**welcome to**

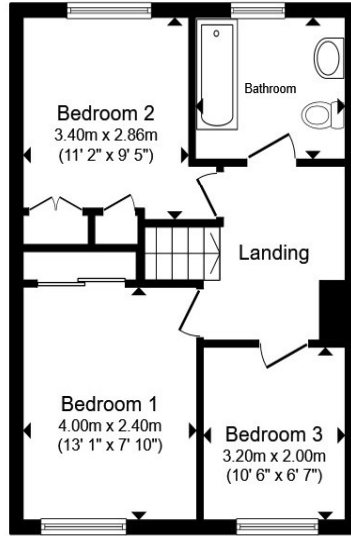
**Vicarage Road, WARE**

CHAIN FREE -Nestled within a peaceful cul-de-sac on one of Ware's most sought-after roads, this attractive three-bedroom detached home offers a wonderful opportunity for families and discerning buyers alike





**Ground Floor**



**First Floor**

Total floor area 103.4 m<sup>2</sup> (1,113 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Agents Notes**

**Front Door**

**Hall**

**Downstairs Wc**

**Lounge**

21' max x 15' 5" max ( 6.40m max x 4.70m max )

**Dining Room**

19' 11" max x 8' 10" max ( 6.07m max x 2.69m max )

**Kitchen**

19' 6" max x 7' 10" max ( 5.94m max x 2.39m max )

**Landing**

**First Floor**

**Bedroom 1**

13' 1" max x 7' 10" max ( 3.99m max x 2.39m max )

**Bedroom 2**

11' 2" max x 9' 5" max ( 3.40m max x 2.87m max )

**Bedroom 3**

10' 6" max x 6' 7" max ( 3.20m max x 2.01m max )

**Bathroom**

**External Rear Garden**

welcome to

## Vicarage Road, WARE

- CHAIN FREE
- CUL-DE-SAC THREE BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- KITCHEN WITH ACCESS INTO GARDEN
- TWO SPACIOUS DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £460,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107807](https://www.williamhbrown.co.uk/Property/WRE107807)



Property Ref:  
WRE107807 - 0012

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