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The beautifully simple new way to sell your home



Sells Road, Ware

A nicely presented and extended family home, set in good-sized and secluded south facing gardens, with a private driveway and garage.

£565,000

01992 87 85 80



Overall Description

This substantial and nicely presented 1960's family home, located down a quiet residential cul-de-sac, has been extended to the side to add a lovely large open-plan kitchen/breakfast/family room with French doors leading out to raised decking. Also on the ground floor is a dual-aspect sitting room, a dining room and entrance hall, while upstairs there are three bedrooms, two being doubles and two bathrooms, one being en-suite. The house has gas-fired central-heating, double-glazed windows and is in good decorative order. The property sits in a large plot of mature gardens and looks and feels like it is detached, despite it being attached to the terraced house behind it at the rear. The gardens are south-facing, spacious, surprisingly private and include a good-sized raised area of decking, an ideal place to sit on a sunny day. There is a private driveway with two parking spaces and a garage with electric light and power. If you are looking for a good-sized family home in a pleasant Ware location then viewing is strongly advised.

Location

The property is located down a quiet cul-de-sac in a pleasant residential area around a ten to fifteen minute's walk from the town centre. Ware has a very good range of local shops, restaurants, coffee shops, pubs, supermarkets and other amenities, as well as being handy for commuting, with the railway station providing regular trains to London Liverpool Street in around 45 minutes and the A10 providing easy access to the M25. There are very good schools at all levels in the local area including the Priors Wood Primary School, Christchurch School, Chauncy School and the Larkspur Academy. The town is a thriving local community with plenty of sporting, leisure and social activities for active young families. Ware is surrounded by beautiful Hertfordshire Countryside with riverside and rural walks and cycle paths to explore.

Accommodation

A gate leads through a picket fence to a path leading to the Front door into the:

Entrance Hall 8'8 x 5'8 (2.64m x 1.73m)

Wood-effect laminate floor. Stairs to first floor. Radiator.

Sitting Room 20'3 x 14'5 (6.17m x 4.39m)

Window to front and two to side. Free-standing chimney stack. Wall-mounted TV aerial point. Wood-effect laminate floor. Two radiators. Open-plan into the:

Dining Room 14' x 9'4 (4.27m x 2.84m)

Two storage cupboards. Radiator. French doors to the:

Family Room 11' x 6'9 (3.35m x 2.06m)

Window to front. Wood-effect laminate floor. Radiator. Open-plan archway into the:

Kitchen/Breakfast Room 18'10 x 9'8 (5.74m x 2.95m)

Windows to front and side. Kitchen units with roll-top worksurfaces and a Belfast sink. Eye-level oven and grill. Gas hob with stainless steel extractor above. Space and plumbing for dishwasher and washing-machine. Radiator. Space for dining table. Sliding doors out to the patio.

First Floor 8'6 x 4'5 (2.59m x 1.35m)

From the hall stairs lead up to the landing. Loft hatch (loft is part-boarded with a ladder and light). Radiator.

Bedroom One 14'2 x 10' (4.32m x 3.05m)

Window to front and side. Radiator.

Bedroom Two 11'2 widest x 10'6 (3.40m widest x 3.20m)

Window to side. Radiator. Door to:

En-Suite 5'10 x 5'4 (1.78m x 1.63m)

Fitted shower cubicle with tiled surround. Low-level WC. Wash-hand basin. Radiator. Extractor fan. Tiled floor and half-tiled walls.

Bedroom Three 11' x 7' (3.35m x 2.13m)

Window to front. Airing cupboard with gas central-heating boiler, factory-lagged hot water cylinder and wooden slatted shelving. Wood-effect laminate floor. Radiator.

Bathroom 9'2 widest x 6'11 (2.79m widest x 2.11m)

Frosted window to side. Panel bath with shower above and glass shower-screen. Low-level WC. Wash-hand basin. Modern heated towel-rail. Wood-effect laminate floor. Half-tiled walls. Spotlights.

Outside

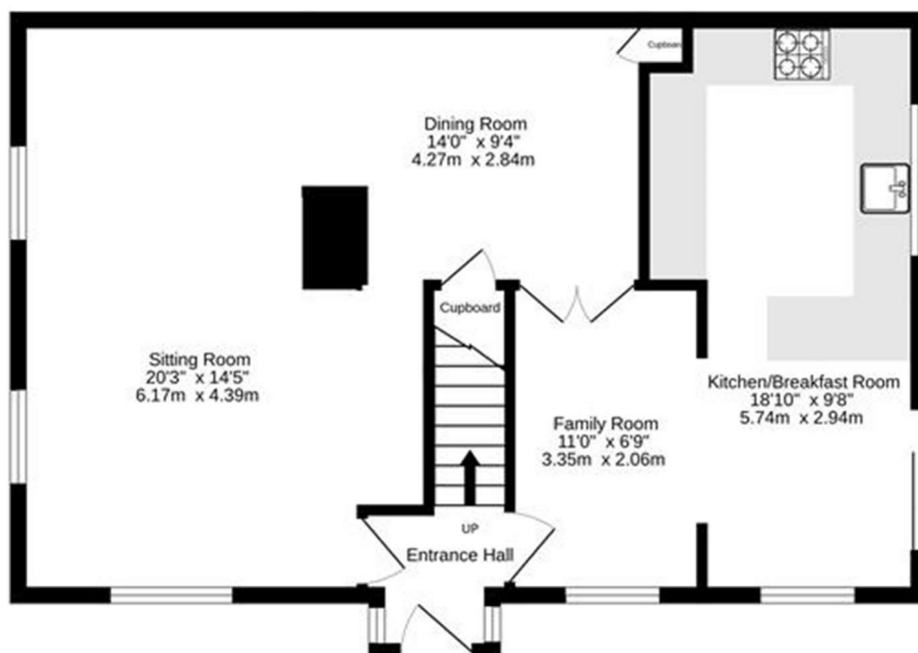
The property is approached through a gate in a picket fence and up a path leading across the front garden. From this garden an archway leads to the surprisingly private and secluded main garden to the side of the house with decking seating area, central lawn and well-stocked flowerbeds. The property has a driveway with two parking spaces, directly in front of the GARAGE: 18'6 x 9'7 with garage door to the front, electric light/power and a window and door into the garden behind.

Services and Other Information

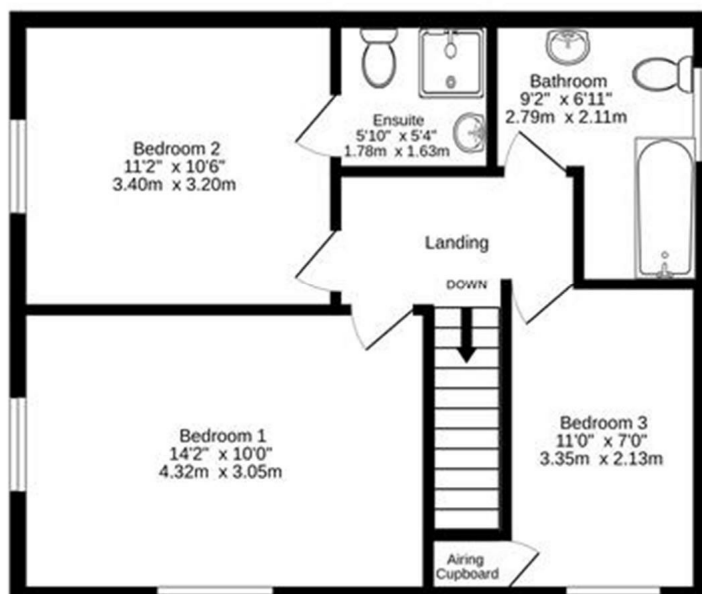
Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. TV aerial. Telephone connected. Council Tax Band: D.



Ground Floor
642 sq.ft. (59.6 sq.m.) approx.



1st Floor
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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