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The beautifully simple new way to sell your home

Brocket Meadows, Ware

The Coach House is a freehold maisonette, with stunning open-plan living accommodation and potential to convert the loft, in a lovely quiet cul-de-sac location. No chain.

£295,000

01992 87 85 80

Overall Description
This freehold property, The Coach House, sits in a quiet cul-de-sac location in a pleasant residential area on the northern edge of the popular commuter town of Ware. The property is a coach house style maisonette with its own front door with private parking space directly in front. The majority of the living accommodation is upstairs but there is a very useful home office area in the ground floor hallway as well as additional storage space. Upstairs the open-plan living/dining area and kitchen has the real "wow" factor with French doors opening onto a Juliet balcony and a window to the front with a pleasant and private aspect. There is a double bedroom with fitted wardrobes, a modern bathroom and a large loft which has potential for conversion into additional accommodation should you wish, subject to the usual consents. The property has gas central-heating, double-glazed windows, and as it is freehold, there are no service charges, costs to extend the lease or ground rents to worry about. There is even a gate to the side leading to a storage area for bins, bikes, etc. This desirable property is being sold with no onward chain so early viewing is highly recommended.

Location
The property is located in a quiet residential location towards the northern edge of the popular and picturesque Hertfordshire town of Ware. Ware town centre, a ten to fifteen minute walk away, has a very good range of local shops, restaurants, pubs and other amenities and Ware railway station has regular services to London Liverpool Street (in around 45 minutes). Road links are also excellent with the A10 giving easy access to north London and the M25. Ware is a thriving local community with plenty of sporting, leisure and social activities including the Wodson Park Sports Centre with its its running track, football club, gym, badminton courts, children's play area and cafe. The town is surrounded by beautiful Hertfordshire countryside with plenty of riverside and rural walks and cycle paths to explore, including the River Lea with it's tow path, as well as walks along the New River into the King's Meads Nature Reserve.

Accommodation
From the parking bay the front door leads into the:

Entrance Hall and Office Area 20'11 x 5'9 widest (6.38m x 1.75m widest)
Frosted window to the front. Stairs to first floor with deep under-stairs cupboard. Home office area with space for desk. Telephone point. Tiled floor. Glazed door to the rear.

Open-Plan Living/Dining Room & Kitchen 19'4 x 16'7 narrowest (5.89m x 5.05m narrowest)
Window to front. French doors to side opening onto a Juliet balcony. Carpeted sitting area with TV aerial point. Tiled kitchen area with range of kitchen units, work-tops, one and a half bowl stainless-steel sink unit. Electric oven, gas hob and stainless steel extractor fan. Fitted fridge/freezer. Fitted washer-dryer and dishwasher. Ceiling spotlights. Airing cupboard with high-pressure hot water tank. Radiator. Loft hatch.

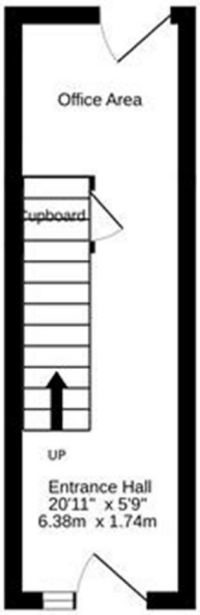
Bedroom 13'1 x 10'7 (3.99m x 3.23m)
Window to front. Air-conditioning unit. Fitted wardrobes with sliding mirror doors. Over-stairs cupboard. Radiator.

Bathroom 7' x 6' (2.13m x 1.83m)
"P" shaped bath with shower above, curved shower screen and tiled surround. Low-level WC. Wash-hand basin with cupboard under. Double shaver socket. Tiled floor. Extractor fan. Radiator.

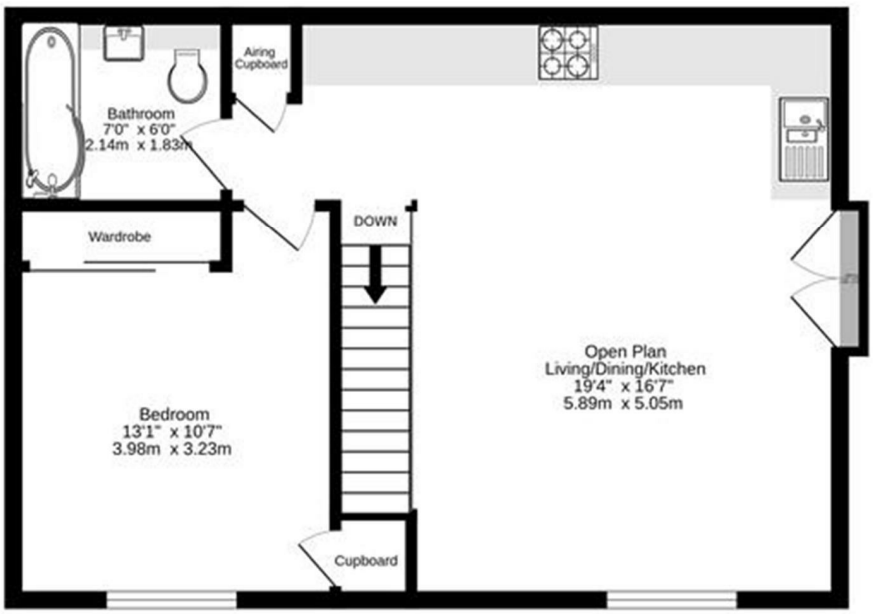
Outside
To the front of the property is a private parking space. A gate to the side leads around to a staorage area for bins, bikes, etc.

Services and Other Information
This property is FREEHOLD with the two garages owned by neighbouring properties on a long term lease (this stipulates that they can only be used as garages by the owners of those properties, not for any other use, with no charges - except for a requirement to pay an 18% contribution each to the buildings insurance every year). As the freeholder you would be able to convert the loft space into additional accommodation subject to the usual planning and/or building regulations approval. Mains water, drainage, gas and electricity. TV aerial. Telephone connected. Council Tax Band C.

Ground Floor
111 sq.ft. (10.3 sq.m.) approx.



1st Floor
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.1 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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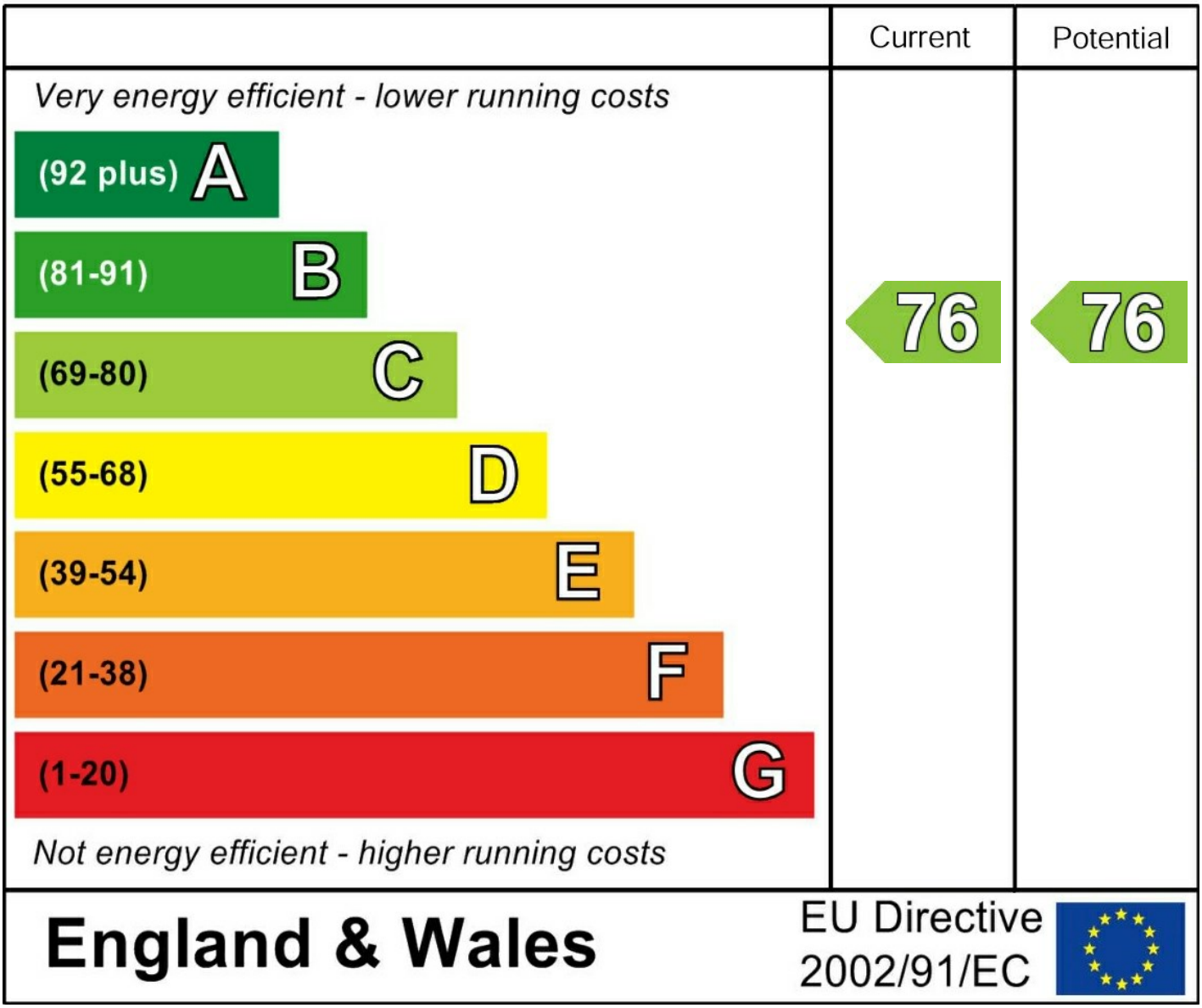
Energy Efficiency Rating



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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