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## Hampden Hill, Ware

EXCELLENT PROJECT: A three bedroom family house with driveway, garage, garden and ample scope for modernisation and enlargement (subject to consent).

**£420,000**

01992 87 85 80

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### Overall Description

This three bedroom family house sits in a pleasant location, towards the end of a cul-de-sac and opposite St Georges Park, and yet just a short walk from the town centre. The house is ideal for anyone looking for a project, as although it has gas central-heating and double-glazed windows, it is in need of internal modernisation, meaning that buyers can create a family home to their own tastes. It also may have potential for enlargement, as there is a large loft which might be converted to add further bedrooms and there may also be scope to extend to the rear or side where the car-port is located, all subject to the usual consents. The property has off-street parking on the drive, a large car-port to the side and a detached garage in the garden, which is a good-size and surprisingly private. The property is being sold with no chain. Open Day: 10am to 11am Sat 20th of June - please call to book an appointment.

### Location

The property is located towards the end of a quiet cul-de-sac and directly overlooking King George Park over which it enjoys views. Ware town centre is about a five minute walk away and has a very good range of local shops, restaurants, coffee shops, pubs, supermarkets and other amenities, as well as well as being handy for commuting, with the railway station (just a ten minute walk) 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 Scool 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 plenty of riverside and rural walks and cycle paths to explore.

### Accommodation

From the driveway a part-glazed front door leads into the:

#### Entrance Hall 12' x 5'6 (3.66m x 1.68m)

Two frosted windows to front. Stairs to first floor with under-stairs cupboard. Radiator.

#### Sitting/Dining Room 21'3 x 12'2 (6.48m x 3.71m)

Window to front. Fireplace (not operational) with wooden mantel and shelving. Wooden flooring. Dado rail. TV aerial cable. Radiator.

#### Conservatory 11'4 x 9'6 (3.45m x 2.90m )

Timber construction on a brick base with French doors to the rear. Radiator.

#### Kitchen 9'4 x 8'2 (2.84m x 2.49m)

Window to rear. Kitchen units with roll-top worksurfaces, tiled splash-back and one and a half bowl ceramic sink unit. Electric cooker with gas hob and extractor above. Space and plumbing for washing-machine and dishwasher. Space for fridge/freezer. Tiled floor. Radiator.

#### First Floor 6'2 x 6'1 (1.88m x 1.85m)

From the hall, stairs lead up to the landing. Loft hatch (loft is boarded with a ladder, light and the gas central-heating boiler).

#### Bedroom One 11'6 x 9'10 (3.51m x 3.00m)

Window to front looking across to the green opposite. Fitted wardrobe units down one wall. Wooden flooring. TV aerial cable. Radiator.

#### Bedroom Two 11'9 x 9'6 (3.58m x 2.90m)

Window to rear. Fitted wardrobes and storage cupboard. TV aerial cable. Wooden flooring. Radiator.

#### Bathroom 6'2 x 6'1 (1.88m x 1.85m)

Frosted window to rear. Panel bath with shower attachment and glass shower screen. Low-level wc. Wash-hand basin. Tiled walls and floor. Radiator.

#### Bedroom Three 8'4 x 6'2 (2.54m x 1.88m)

Window to front overlooking the green. Wood-effect laminate floor. Radiator.

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**Outside**

The property has a driveway to the front with space for two cars. To the side of the house is the CAR-PORT: 21'5 x 8'10 with garage door to the front. This leads through to the GARAGE: 17'6 x 8'6 with garage door to front and window to side. The back garden has a central lawn and some mature shrubs and is fenced for privacy. GREENHOUSE.

**Services & Other Info.**

Mains water, drainage, gas and electricity. Gas central-heating. Council Tax Band: D.

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		

<b>England &amp; Wales</b>	EU Directive 2002/91/EC 
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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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