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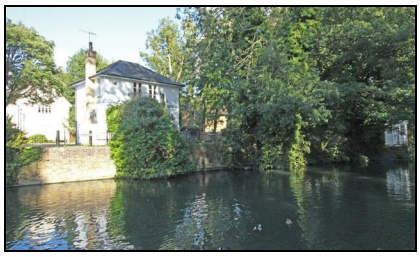
The beautifully simple new way to sell your home



Christopher Court, Ware

A magnificent detached gem of a property in a stunning riverside location, tucked away on a private estate, at the very heart of this thriving town. No chain.

£595,000

01992 87 85 80

Overall Description

This unique detached riverside property was built by Sarbir homes in 1997 and is a complete one-off, situated right in the heart of Ware, so ideally placed to take advantage of everything that this thriving town has to offer. It sits in a tucked away private location, with pretty gardens running along the banks of the river Lea, which it overlooks. The property is modern, yet built in a period Georgian style, so it does have character, especially with it's arched bay to the front and French doors out to a riverside balcony from both bedrooms. Those two bedrooms share an upstairs shower room which has recently been modernised. Downstairs there is a kitchen as well as a spacious sitting/dining room with an open-fireplace and French doors out from an arched bay window to a pleasant riverside patio. The property has a good-sized riveside garden with mature trees and shrubs and there is a parking space to the front as well as additional shared visitor spaces. This delightful property is coming to the market for the first time in over 25 years and has no onward chain, so viewing is strongly advised.

Location

The property is in a tucked away yet very central riverside location at the historic heart of the popular Hertfordshire town of Ware, just a stone's throw from the high street and around five minutes' walk from the station. Ware has a very good range of local shops, restaurants, 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 and the town has a thriving local community with plenty of sporting, leisure and social activities. Ware is surrounded by pleasant countryside with plenty of riverside and rural walks and cycle paths to explore - you can access the tow path along the river Lea leading all the way into London from a bridge around a minute's walk from your own front door.

Accommodation

From the parking space the front door leads into the:

Entrance Hall 4' x 3'9 (1.22m x 1.14m)

Under-stairs cupboard. Door to:

Sitting/Dining Room. 23'11 widest x 15'3 into bay (7.29m widest x 4.65m into bay)

Arched bay window to front with French doors into the garden. Window to side. Fireplace with wooden mantelpiece, cast iron surround and marble hearth. TV aerial point. Telephone point. Wooden flooring. Radiator. Stairs to first floor. Door to:

Kitchen 10'3 x 8'6 (3.12m x 2.59m)

Window to side. Kitchen units with one-and-a-half bowl ceramic sink unit and roll-top worksurfaces. Electric oven with gas hob and extractor over. Fitted fridge/freezer. Washing-machine. Wall-mounted gas central-heating boiler. Tiled floor.

First Floor 7'1 x 3'1 (2.16m x 0.94m)

From the sitting/dining room stairs lead up to the landing. Window to front. Loft hatch (Loft is part-boarded with a ladder and light).

Bedroom One 12'5 x 10'3 (3.78m x 3.12m)

Window to side. Fitted wardrobe units. TV aerial point. Telephone point. Radiator. French doors to front onto the:

Riverside Balcony 8' x 3'6 widest (2.44m x 1.07m widest)

With metal balustrade and pretty views overlooking the river Lea.

Shower Room 6'11 x 6'7 (2.11m x 2.01m)

Frosted window to side. Fitted double shower cubicle with tiled surround. Low-level WC. Vanity unit with wash-hand basin, cupboard beneath, tiled splash-back and wall-mounted cupboard with mirror. Modern heated towel-rail. Extractor fan. Tiled walls and floor.

Bedroom Two 10'3 x 8'3 (3.12m x 2.51m)

Window to side overlooking the garden. Fitted wardrobe units. Telephone point. Radiator. French doors out to the riverside balcony.

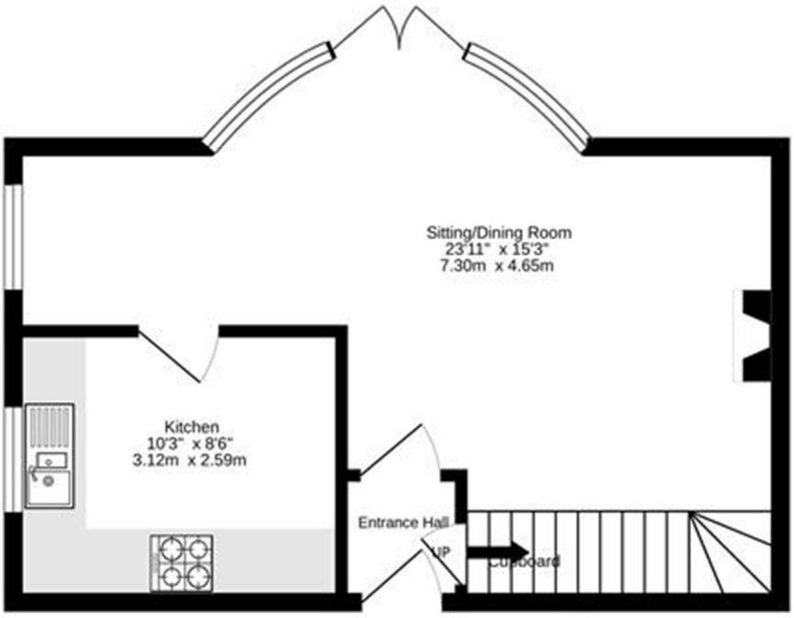
Outside

The property has a parking space to the front of the house and there are further visitors spaces in the car park. From here a gate leads into the good-sized back garden, which has a range of mature trees and shrubs, a patio and railings above the river bank. This is a wonderful peaceful place from which to enjoy the views up and down the river and the passing riverboats, ducks and swans.

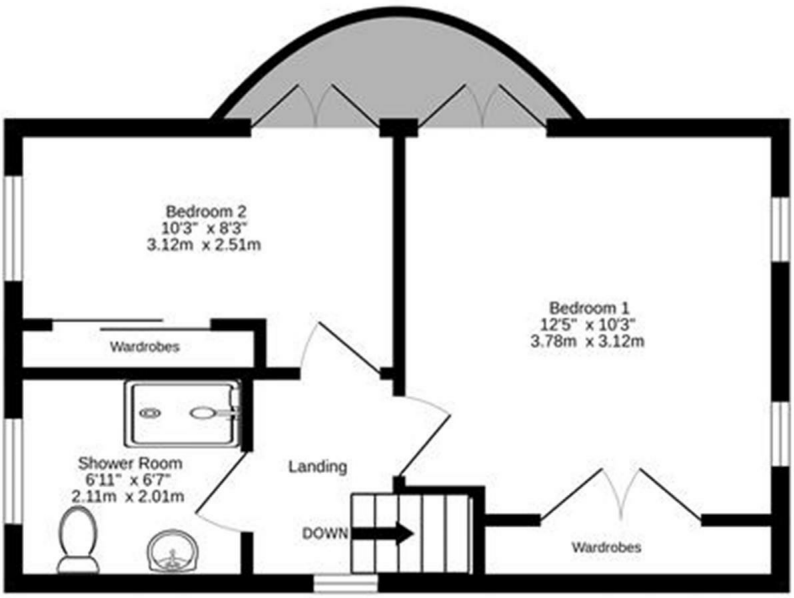
Services and Other Information

Mains water, drainage, gas and electricity. Gas-fired central-heating. TV aerial. Bespoke curtain rails and curtains to be included. Telephone connected. Council Tax Band: F. The property is freehold but there is a annual service charge of c£250 per annum for the upkeep of the communal areas and all owners are on the resident's group in charge of this. The property sits within the central Ware conservation area.

Ground Floor
365 sq.ft. (33.9 sq.m.) approx.



1st Floor
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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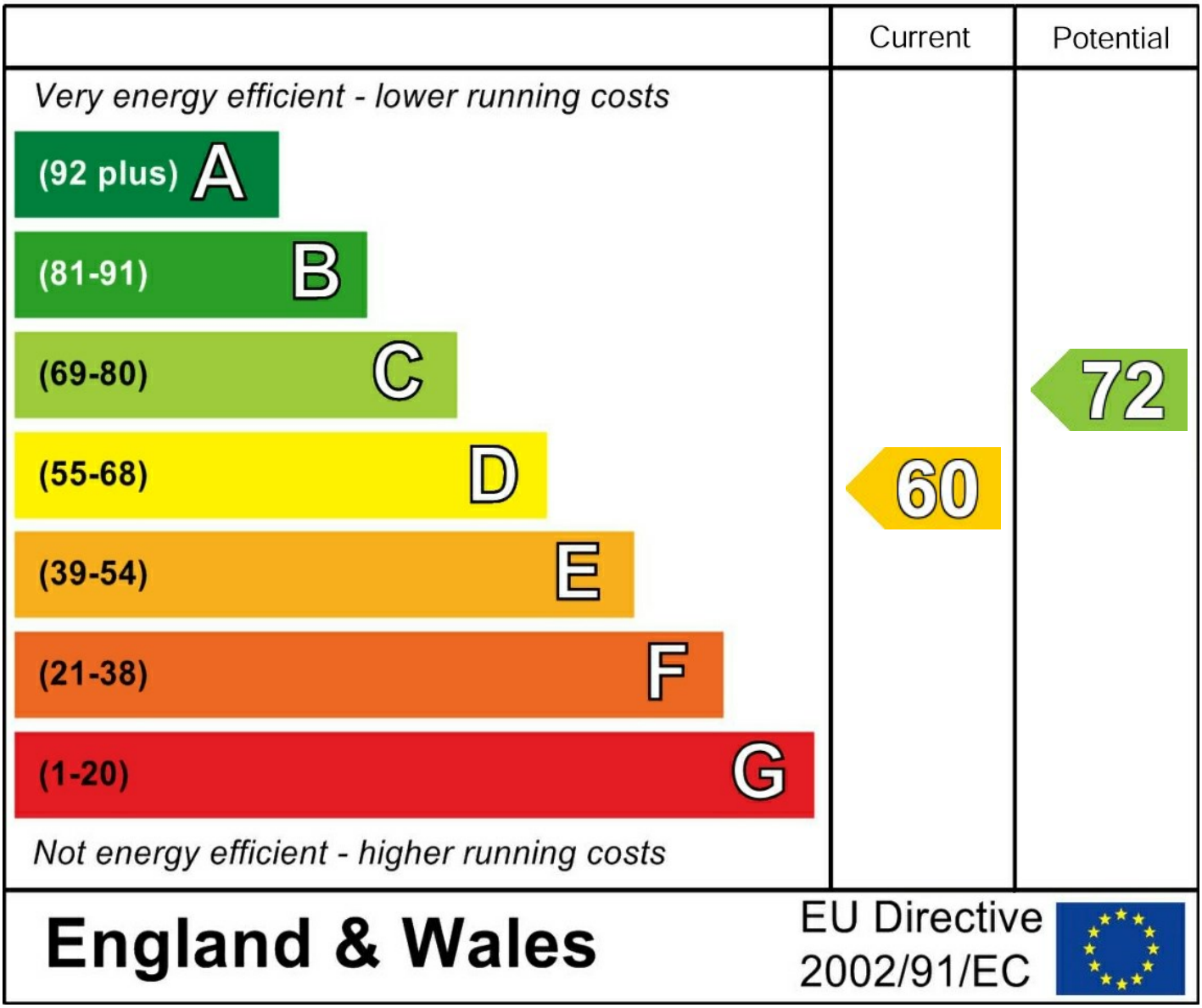
Energy Efficiency Rating



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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