

53 Walton Road  
Ware, Hertfordshire SG12 9PF  
£2,500







## 53 Walton Road Ware, Hertfordshire SG12 9PF

Available 20th March

! A pet friendly detached 4-bedroom family home located in one of Ware's most sought-after roads, within walking distance to Presdales School, Ware Town Centre and train station serving London Liverpool Street. Benefiting from a four-vehicle drive and an abundance of space and storage.

The ground floor area benefits from two spacious double bedrooms, a single bedroom all carpeted throughout, a family bathroom and a separate toilet as well as a separate kitchen with white goods, dining room area and a living room with wooden flooring and access to the outdoor landing overlooking the back garden. The outside space is a particular feature of this property seemingly secluded yet the property is located within a stones throw of all amenities.

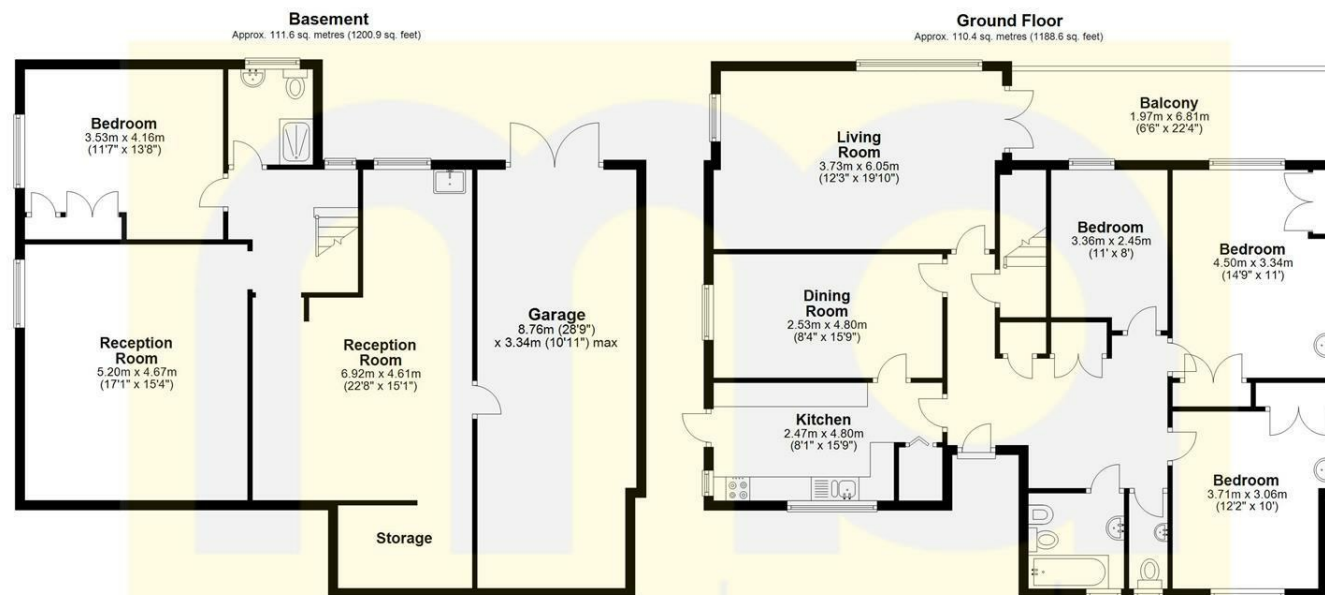
The basement area includes a double bedroom, a reasonably sized bathroom, a utility room as well as vast amounts of extra storage. There is also access to the garage from the rear of the property.

Council tax band: F £2,902.38 (2021/2022)









Total area: approx. 222.0 sq. metres (2389.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

#### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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