

46 High Oak Road
Ware, SG12 7PD
Guide price £465,000

ma
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Step through the entrance porch into a welcoming living space, where character features abound. The living room boasts elegant parquet flooring, a striking period fireplace, and a lovely view to the front. Flowing seamlessly through to the dining room, the same beautiful flooring continues, accompanied by another period fireplace, creating a warm and inviting space ideal for entertaining. Stairs lead from here to the first floor, while the extended kitchen lies beyond.

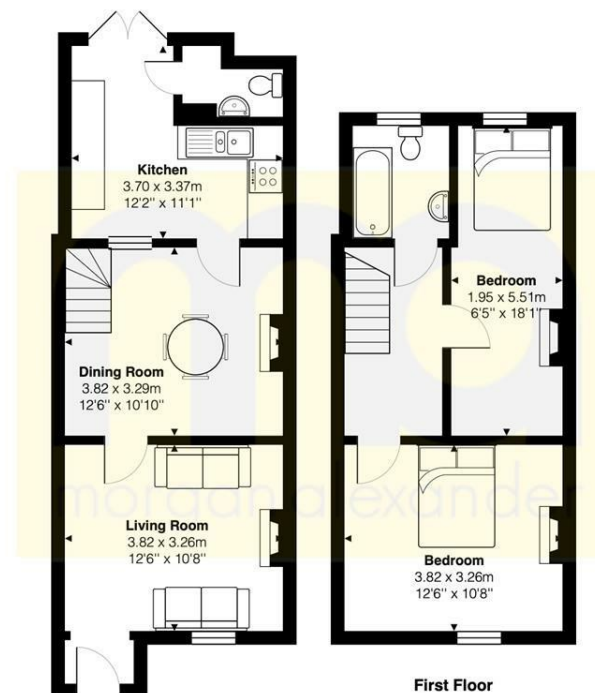
The kitchen is a fantastic space, fitted with an extensive range of wall and base units, providing ample storage and worktop space. French doors flood the room with light and open out to the garden, seamlessly blending indoor and outdoor living. A well-appointed ground-floor cloakroom/WC completes this level.

Upstairs, the principal bedroom is a delightful retreat, featuring exposed painted floorboards, a charming period fireplace, and an open aspect to the front. The second bedroom, forming part of the extension, also enjoys a period fireplace and offers lovely views of the rear garden. A stylish and spacious bathroom, complete with a shower over bath and a rear-facing window, serves this floor.

Outside, the rear garden has been thoughtfully landscaped to provide a wonderful space for relaxation and entertaining. A terrace area leads onto a well-maintained lawn, with a further seating area to the rear and a useful garden shed.

Located on the sought-after High Oak Road, this stunning character home is just moments from Ware's vibrant town centre, with its array of independent shops, cafes, bars, and restaurants. The River Lea and New River are also within easy reach, offering scenic walks and outdoor pursuits. Excellent transport links, including Ware station, provide swift access to London and beyond, making this an ideal home for professionals and families alike.



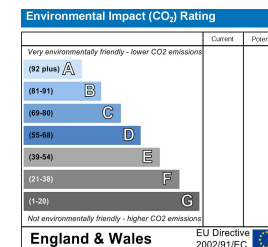
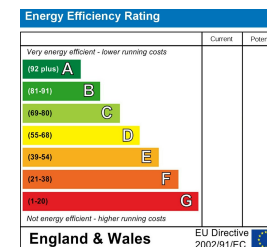


Ground Floor

First Floor

Total Area: 72.9 m² ... 784 ft²

All measurements are approximate and for display purposes only



PROPERTY MISDESCRIPTIONS ACT 1991

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