

36 Greyfriars  
Ware, SG12 0XW  
Guide price £525,000

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## 36 Greyfriars Ware, SG12 0XW

The ground floor has been thoughtfully reconfigured to suit modern family life. A versatile playroom/home office sits to the front of the property, complemented by a convenient downstairs WC, while to the rear you'll find a superb open-plan living and dining space, flooded with natural light and opening directly onto the garden. Wood-effect flooring flows seamlessly into the kitchen, creating a cohesive and contemporary feel. The recently fitted kitchen boasts a range of integrated appliances and a door providing direct garden access.

Upstairs, the first floor offers three well-proportioned bedrooms, all served by a recently upgraded luxury fitted bathroom finished with quality fixtures.

Externally, the property continues to impress. The south facing rear garden has been carefully landscaped for low-maintenance enjoyment, featuring a decked entertaining terrace, artificial lawn, enclosed fencing and a timber storage shed. To the front, a block-paved driveway provides off-street parking for several vehicles.

Located in the historic market town of Ware, the property is ideally placed for a comprehensive range of shops, bars and restaurants, along with a mainline railway station offering direct services into London Liverpool Street Station. The A10 is within easy reach, and the area is well regarded for both primary and secondary schooling.

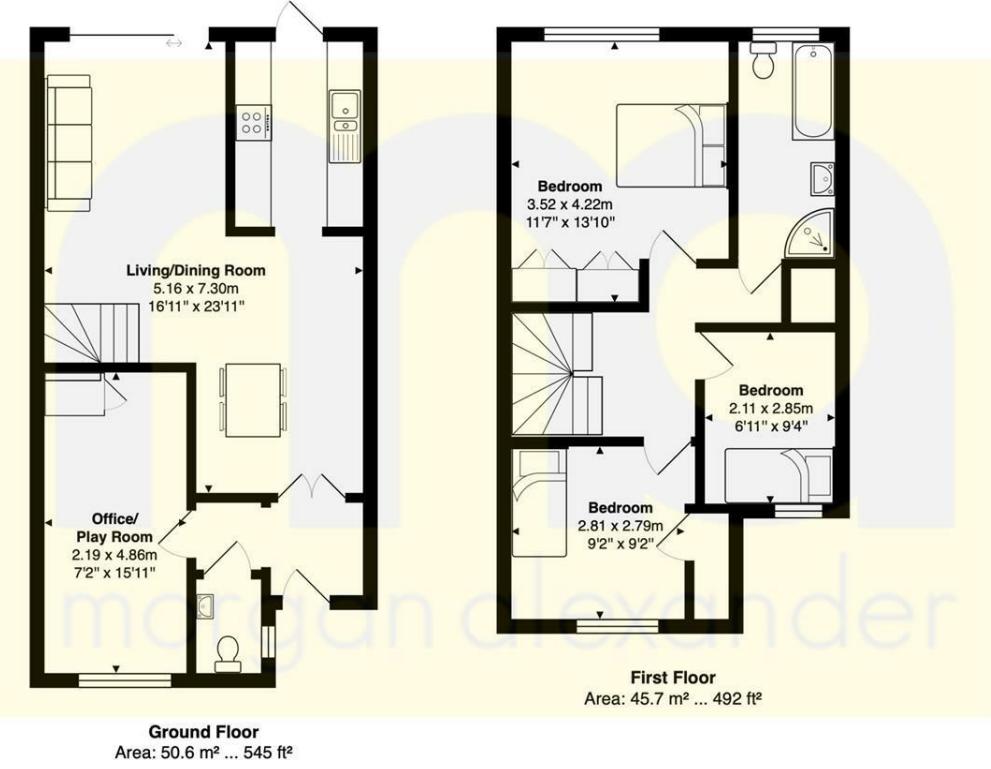
An excellent opportunity to acquire a turnkey family home in a highly sought-after residential location. Early viewing is strongly advised.





#### PROPERTY MISDESCRIPTIONS ACT 1991

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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