



Rockfield Avenue, Ware SG12 0RG

welcome to

Rockfield Avenue, Ware

A Fantastic Opportunity - Three Bedroom Semi-Detached home on an impressive corner plot



Situated on a generous and impressive corner plot, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for families, first time buyers or those looking to put their own stamp on a property.

The accommodation comprises a spacious lounge, kitchen/dining area, downstairs w/c and three good sized bedrooms. The principal bedroom benefits from being a large space with ample space for wardrobes and storage, with a further two well proportioned bedrooms upstairs, a family bathroom and loft storage.

Externally the property boasts from a great corner plot offering excellent outdoor space with potential to extend (STPP) making it an ideal purchase for a wide range of buyers. The property also benefits from a garage at the rear with drive in front.

Early viewing is highly recommended to fully appreciate everything this home has to offer.

Hall

Living Room

17' 3" max x 11' 2" max (5.26m max x 3.40m max)

Kitchen/Dining Room

18' 10" max x 10' 1" max (5.74m max x 3.07m max)

Landing

Bedroom One

12' 6" max x 9' 10" max (3.81m max x 3.00m max)

Bedroom Two

14' 6" max x 10' 10" max (4.42m max x 3.30m max)

Bedroom Three

9' 2" max x 9' 2" max (2.79m max x 2.79m max)

Bathroom

Toilet



view this property online williamhbrown.co.uk/Property/WRE107988



welcome to

Rockfield Avenue, Ware

- THREE-BEDROOM SEMI-DETACHED HOME
- CHAIN FREE
- CORNER PLOT
- GARAGE
- DRIVE AT REAR

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

£490,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107988



Property Ref:
WRE107988 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk



Rockfield Avenue, Ware SG12 0RG

welcome to

Rockfield Avenue, Ware

A Fantastic Opportunity - Three Bedroom Semi-Detached home on an impressive corner plot



Situated on a generous and impressive corner plot, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for families, first time buyers or those looking to put their own stamp on a property.

The accommodation comprises a spacious lounge, kitchen/dining area, downstairs w/c and three good sized bedrooms. The principal bedroom benefits from being a large space with ample space for wardrobes and storage, with a further two well proportioned bedrooms upstairs, a family bathroom and loft storage.

Externally the property boasts from a great corner plot offering excellent outdoor space with potential to extend (STPP) making it an ideal purchase for a wide range of buyers. The property also benefits from a garage at the rear with drive in front.

Early viewing is highly recommended to fully appreciate everything this home has to offer.

Hall

Living Room

17' 3" max x 11' 2" max (5.26m max x 3.40m max)

Kitchen/Dining Room

18' 10" max x 10' 1" max (5.74m max x 3.07m max)

Landing

Bedroom One

12' 6" max x 9' 10" max (3.81m max x 3.00m max)

Bedroom Two

14' 6" max x 10' 10" max (4.42m max x 3.30m max)

Bedroom Three

9' 2" max x 9' 2" max (2.79m max x 2.79m max)

Bathroom

Toilet



view this property online williamhbrown.co.uk/Property/WRE107988



welcome to

Rockfield Avenue, Ware

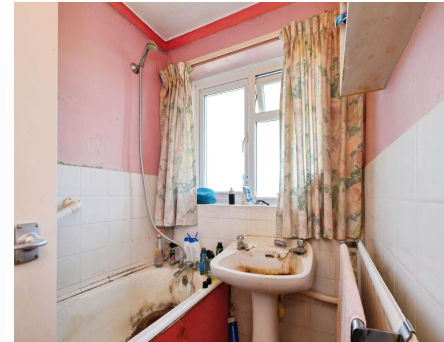
- THREE-BEDROOM SEMI-DETACHED HOME
- CHAIN FREE
- CORNER PLOT
- GARAGE
- DRIVE AT REAR

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

£490,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107988



Property Ref:
WRE107988 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk



Rockfield Avenue, Ware SG12 0RG

welcome to

Rockfield Avenue, Ware

A Fantastic Opportunity - Three Bedroom Semi-Detached home on an impressive corner plot



Situated on a generous and impressive corner plot, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for families, first time buyers or those looking to put their own stamp on a property.

The accommodation comprises a spacious lounge, kitchen/dining area, downstairs w/c and three good sized bedrooms. The principal bedroom benefits from being a large space with ample space for wardrobes and storage, with a further two well proportioned bedrooms upstairs, a family bathroom and loft storage.

Externally the property boasts from a great corner plot offering excellent outdoor space with potential to extend (STPP) making it an ideal purchase for a wide range of buyers. The property also benefits from a garage at the rear with drive in front.

Early viewing is highly recommended to fully appreciate everything this home has to offer.

Hall

Living Room

17' 3" max x 11' 2" max (5.26m max x 3.40m max)

Kitchen/Dining Room

18' 10" max x 10' 1" max (5.74m max x 3.07m max)

Landing

Bedroom One

12' 6" max x 9' 10" max (3.81m max x 3.00m max)

Bedroom Two

14' 6" max x 10' 10" max (4.42m max x 3.30m max)

Bedroom Three

9' 2" max x 9' 2" max (2.79m max x 2.79m max)

Bathroom

Toilet



view this property online williamhbrown.co.uk/Property/WRE107988



welcome to

Rockfield Avenue, Ware

- THREE-BEDROOM SEMI-DETACHED HOME
- CHAIN FREE
- CORNER PLOT
- GARAGE
- DRIVE AT REAR

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

£490,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107988



Property Ref:
WRE107988 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk



Rockfield Avenue, Ware SG12 0RG

welcome to

Rockfield Avenue, Ware

A Fantastic Opportunity - Three Bedroom Semi-Detached home on an impressive corner plot



Situated on a generous and impressive corner plot, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for families, first time buyers or those looking to put their own stamp on a property.

The accommodation comprises a spacious lounge, kitchen/dining area, downstairs w/c and three good sized bedrooms. The principal bedroom benefits from being a large space with ample space for wardrobes and storage, with a further two well proportioned bedrooms upstairs, a family bathroom and loft storage.

Externally the property boasts from a great corner plot offering excellent outdoor space with potential to extend (STPP) making it an ideal purchase for a wide range of buyers. The property also benefits from a garage at the rear with drive in front.

Early viewing is highly recommended to fully appreciate everything this home has to offer.

Hall

Living Room

17' 3" max x 11' 2" max (5.26m max x 3.40m max)

Kitchen/Dining Room

18' 10" max x 10' 1" max (5.74m max x 3.07m max)

Landing

Bedroom One

12' 6" max x 9' 10" max (3.81m max x 3.00m max)

Bedroom Two

14' 6" max x 10' 10" max (4.42m max x 3.30m max)

Bedroom Three

9' 2" max x 9' 2" max (2.79m max x 2.79m max)

Bathroom

Toilet



view this property online williamhbrown.co.uk/Property/WRE107988



welcome to

Rockfield Avenue, Ware

- THREE-BEDROOM SEMI-DETACHED HOME
- CHAIN FREE
- CORNER PLOT
- GARAGE
- DRIVE AT REAR

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

£490,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WRE107988](https://www.williamhbrown.co.uk/Property/WRE107988)



Property Ref:
WRE107988 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk



Rockfield Avenue, Ware SG12 0RG

welcome to

Rockfield Avenue, Ware

A Fantastic Opportunity - Three Bedroom Semi-Detached home on an impressive corner plot



Situated on a generous and impressive corner plot, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for families, first time buyers or those looking to put their own stamp on a property.

The accommodation comprises a spacious lounge, kitchen/dining area, downstairs w/c and three good sized bedrooms. The principal bedroom benefits from being a large space with ample space for wardrobes and storage, with a further two well proportioned bedrooms upstairs, a family bathroom and loft storage.

Externally the property boasts from a great corner plot offering excellent outdoor space with potential to extend (STPP) making it an ideal purchase for a wide range of buyers. The property also benefits from a garage at the rear with drive in front.

Early viewing is highly recommended to fully appreciate everything this home has to offer.

Hall

Living Room

17' 3" max x 11' 2" max (5.26m max x 3.40m max)

Kitchen/Dining Room

18' 10" max x 10' 1" max (5.74m max x 3.07m max)

Landing

Bedroom One

12' 6" max x 9' 10" max (3.81m max x 3.00m max)

Bedroom Two

14' 6" max x 10' 10" max (4.42m max x 3.30m max)

Bedroom Three

9' 2" max x 9' 2" max (2.79m max x 2.79m max)

Bathroom

Toilet



view this property online williamhbrown.co.uk/Property/WRE107988



welcome to

Rockfield Avenue, Ware

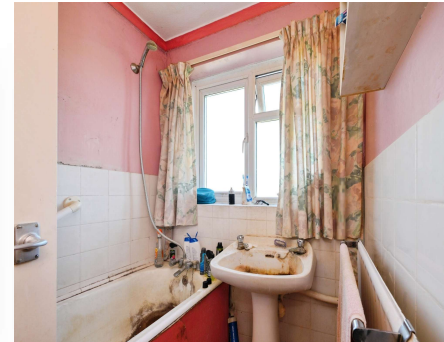
- THREE-BEDROOM SEMI-DETACHED HOME
- CHAIN FREE
- CORNER PLOT
- GARAGE
- DRIVE AT REAR

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

£490,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107988



Property Ref:
WRE107988 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk



Rockfield Avenue, Ware SG12 0RG

welcome to

Rockfield Avenue, Ware

A Fantastic Opportunity - Three Bedroom Semi-Detached home on an impressive corner plot



Situated on a generous and impressive corner plot, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for families, first time buyers or those looking to put their own stamp on a property.

The accommodation comprises a spacious lounge, kitchen/dining area, downstairs w/c and three good sized bedrooms. The principal bedroom benefits from being a large space with ample space for wardrobes and storage, with a further two well proportioned bedrooms upstairs, a family bathroom and loft storage.

Externally the property boasts from a great corner plot offering excellent outdoor space with potential to extend (STPP) making it an ideal purchase for a wide range of buyers. The property also benefits from a garage at the rear with drive in front.

Early viewing is highly recommended to fully appreciate everything this home has to offer.

Hall

Living Room

17' 3" max x 11' 2" max (5.26m max x 3.40m max)

Kitchen/Dining Room

18' 10" max x 10' 1" max (5.74m max x 3.07m max)

Landing

Bedroom One

12' 6" max x 9' 10" max (3.81m max x 3.00m max)

Bedroom Two

14' 6" max x 10' 10" max (4.42m max x 3.30m max)

Bedroom Three

9' 2" max x 9' 2" max (2.79m max x 2.79m max)

Bathroom

Toilet



view this property online williamhbrown.co.uk/Property/WRE107988



welcome to

Rockfield Avenue, Ware

- THREE-BEDROOM SEMI-DETACHED HOME
- CHAIN FREE
- CORNER PLOT
- GARAGE
- DRIVE AT REAR

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

£490,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107988



Property Ref:
WRE107988 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk



Rockfield Avenue, Ware SG12 0RG

welcome to

Rockfield Avenue, Ware

A Fantastic Opportunity - Three Bedroom Semi-Detached home on an impressive corner plot



Situated on a generous and impressive corner plot, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for families, first time buyers or those looking to put their own stamp on a property.

The accommodation comprises a spacious lounge, kitchen/dining area, downstairs w/c and three good sized bedrooms. The principal bedroom benefits from being a large space with ample space for wardrobes and storage, with a further two well proportioned bedrooms upstairs, a family bathroom and loft storage.

Externally the property boasts from a great corner plot offering excellent outdoor space with potential to extend (STPP) making it an ideal purchase for a wide range of buyers. The property also benefits from a garage at the rear with drive in front.

Early viewing is highly recommended to fully appreciate everything this home has to offer.

Hall

Living Room

17' 3" max x 11' 2" max (5.26m max x 3.40m max)

Kitchen/Dining Room

18' 10" max x 10' 1" max (5.74m max x 3.07m max)

Landing

Bedroom One

12' 6" max x 9' 10" max (3.81m max x 3.00m max)

Bedroom Two

14' 6" max x 10' 10" max (4.42m max x 3.30m max)

Bedroom Three

9' 2" max x 9' 2" max (2.79m max x 2.79m max)

Bathroom

Toilet



view this property online williamhbrown.co.uk/Property/WRE107988



welcome to

Rockfield Avenue, Ware

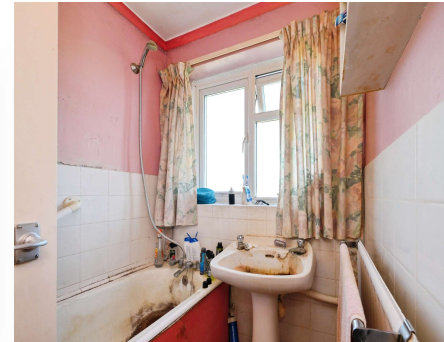
- THREE-BEDROOM SEMI-DETACHED HOME
- CHAIN FREE
- CORNER PLOT
- GARAGE
- DRIVE AT REAR

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

£490,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107988



Property Ref:
WRE107988 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk