



1 Barleycroft, Tonwell

Ware

Guide Price £695,000





1 Barleycroft

Tonwell, Ware

Extended 5-bedroom semi-detached home in a Tonwell cul-de-sac, over 1,700 sq ft, dual-aspect lounge/diner, second reception, refitted kitchen, garden room, en-suite, large plot, scope to extend.

- No Onward Chain
- Cul-De-Sac Location
- Refitted Kitchen With Range Cooker & Quartz Worktops
- Dual-Aspect Lounge/Dining Room
- Second Reception Room & Garden Room
- En-Suite, Family Bathroom & Downstairs Shower Room
- Over 1,700 Sq Ft Of Accommodation
- Generous Plot With Scope To Extend Further (STPP)
- Driveway Parking With EV Charging Point
- Council Tax band: E
- Tenure: Freehold
- EPC: E (45)

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PROPERTY INSIGHT

A spacious extended 5-bedroom semi-detached family home, quietly positioned in a cul-de-sac in the village of Tonwell offered with no onward chain.

Updated throughout by the current owners and set on a generous plot backing onto open countryside, this property offers accommodation extending to over 1,700 sq ft, with a dual-aspect lounge/dining room, a second reception room, a refitted kitchen, a garden room, 5 bedrooms, an en-suite to the principal, a family bathroom, a downstairs shower room, driveway parking and excellent further scope to extend (STPP).

On approach, the property enjoys a neat frontage framed by established hedging, with a block-paved driveway providing off-road parking and an electric car charging point. Once inside, the welcoming entrance hall sets the tone, with attractive herringbone flooring, stairs to the first floor, and doors through to the ground-floor living space.

The lounge/dining room is an excellent size and benefits from a dual aspect, with a bay window to the front and French doors opening onto the rear garden, filling the space with natural light. It enjoys wood-effect flooring and ample room for both lounge and dining furniture, making it a great space for family living and entertaining. A second reception room offers further flexibility, ideal as a snug, playroom or formal sitting room, with a bay window to the front.

The kitchen has been refitted to a lovely standard, with a range of shaker-style units, quartz worktops, a Belfast sink, a range cooker and herringbone flooring, along with space for an American-style fridge/freezer. Adjoining is a garden room, a useful spot connecting the kitchen to the outside and ideal as a boot room or for everyday storage.





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Upstairs to the first floor, the property continues to offer generous accommodation, with 5 bedrooms and a family bathroom comprising a bath, a separate shower, a WC and a hand wash basin. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining bedrooms are well-proportioned and versatile, suiting children's rooms, guest space or a home office.

Outside, the rear garden is a particular highlight, enjoying a substantial size and a lovely open outlook over the countryside beyond. There is a paved patio area directly off the house, ideal for garden furniture and al fresco dining, with the remainder laid mainly to lawn and bordered by mature hedging and shrubs. The generous plot offers plenty of scope for new owners to enjoy as it is, or to extend further subject to the relevant permissions (STPP). Contact the team today to arrange your private viewing appointment.

LOCATION - NEAREST TOWN: WARE

The beautiful market town of Ware, Hertfordshire, is one of the oldest continuously occupied sites in Europe, dating back to the Mesolithic period, around 4000BC. Today, Ware is a bustling market and riverside town with a population of around 19,000. Ware is located off the A10, with the popular town of Hertford just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London.

If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins) or if you prefer from Hertford East station to Liverpool street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins). Unlike many towns, Ware has a bustling high street and very much has a social 'café' culture.



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There is a superb combination of national and local independent stores, restaurants and bars. Of course, there are also all the other amenities anyone could need in the town including a library, doctors, dentists, superstores as well as having Hanbury Manor Hotel and golf course and East Herts golf course just down the road. There are multiple parks and playing fields, Wodson Park sports and leisure centre, walks and stunning locations to sit by or be on the river Lea which runs through the town and surrounding countryside.

With regards to education, you are in one of the best places in the country. You have the prestigious Presdales secondary and sixth form school for girls and Chauncy secondary and sixth form. Of course there are also multiple nurseries and well regarded primary schools.

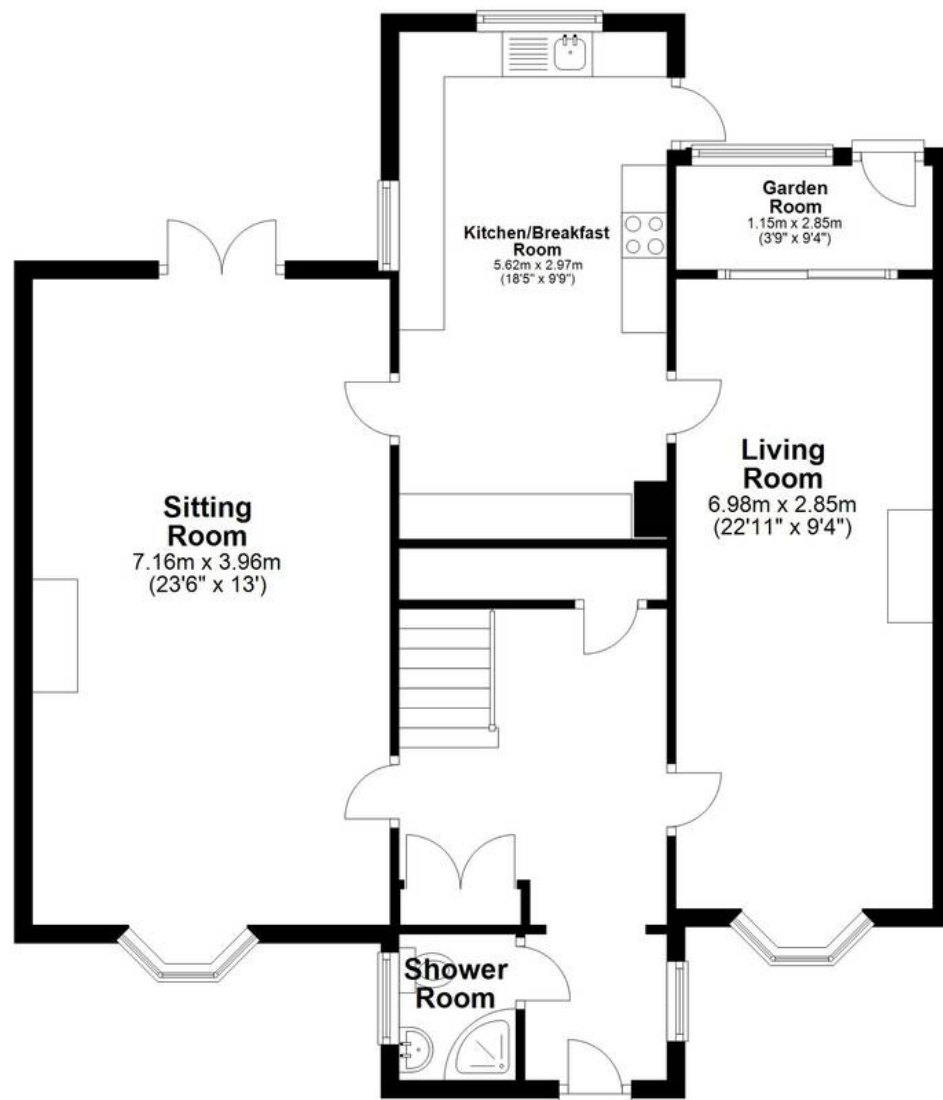
If you don't live in Ware already, then look no further for your next home!





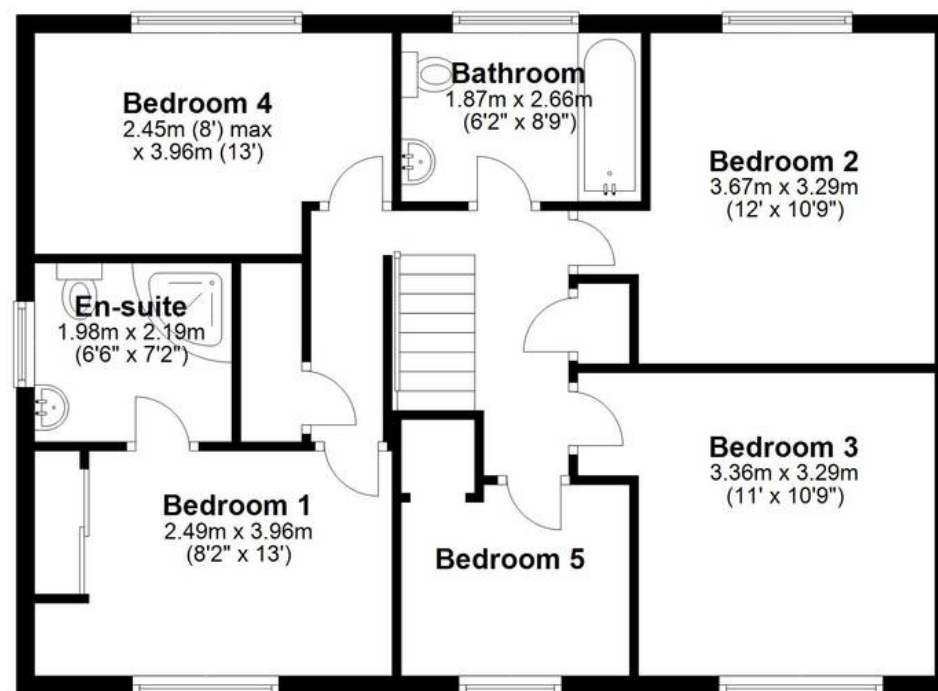
Ground Floor

Approx. 88.1 sq. metres (948.2 sq. feet)



First Floor

Approx. 71.1 sq. metres (765.6 sq. feet)



Total area: approx. 159.2 sq. metres (1713.8 sq. feet)



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