



Waggoners Yard, Ware Guide Price £400,000 to £450,000

Guide Price £400k to £450k. Great for anyone craving their own space without the upkeep - nothing oversized, just enough room to live well and stay comfortable | The layout just works - with a clear divide between living and resting, making it easy to relax when you want to and switch off when you need to | The living room's a proper space to unplug - set at the front with a large window, it's easy to picture evenings in or a quiet Sunday recharge | French doors open the living space out to the garden - making inside-outside living feel effortless when the weather plays ball | Main bedroom with its own en-suite - perfect if you don't fancy sharing your morning routine| Two further bedrooms that flex with you - for little ones, guests, or a work-from-home base with a proper door you can close | The East-facing courtyard catches the best of the morning light - just add a cafetière, a plant pot or two, and your favourite playlist | Tucked-away spot just minutes from the High Street - with great coffee, green spaces, and essentials all within walking distance | Parks, riverside walks, and independent shops all nearby - giving you the kind of lifestyle that doesn't need a car to enjoy | Under a mile to Ware station - straight into Liverpool Street in around 45 minutes when London calls



GUIDE PRICE £400k to £450k.

Tucked Away Just Off Baldock Street, This Ware Home Gives You Calm, Convenience, And Comfort - all in one stylish, easy-to-manage package.

You're a few minutes from the High Street and everything you need day to day - but as soon as you step through the front door, life feels quieter. More considered. Less rushed.

Downstairs is made for modern living. The kitchen sits smartly to one end of the main room - open but not intrusive - so you can cook without being cut off. There's room for a dining table without it feeling squeezed in, and space for a sofa set-up that makes evening wind-downs just as comfortable as weekend hosting.

The French doors lead out to a courtyard-style east-facing garden - private, easy to maintain, and a lovely space to sit with morning coffee or let the evening drift by with friends. There's plenty of room for a table, a few potted plants, and even a barbecue or storage shed if you need it — it's low effort, but still a space that invites you outside.

When it's time to relax and recharge, head upstairs. The main bedroom is peaceful and well-proportioned, with its own en-suite shower room - a real bonus whether you're sharing or just like your own space.

There's a second double and a third room that's ideal for guests, a nursery, or a work-from-home set-up. A second bathroom serves the rest of the floor - so everyone gets a little bit of breathing room.

Location-wise, it's one of those tucked-away spots you wouldn't necessarily stumble across — but everything's close. The High Street is a short stroll for shops, cafés and restaurants. River Lea walks and local parks give you green space to unwind. And if you're heading into London, Ware station is under a mile away with direct trains to Liverpool Street in around 45 minutes.

This home is styled to make the most of the space - so it already feels calm, clean and complete. It's the kind of place that's easy to settle into, whether you're stepping out on your own, starting a new chapter, or just craving something simpler that still feels like home.

| ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - TBC

| GROUND FLOOR

Open plan living space: Approx 20' 11" x 12' 1" (6.38m x 3.68m)

Kitchen: Approx 9' 11" x 7' 3" (3.03m x 2.20m)

| FIRST FLOOR

Bedroom One: Approx 10' 6" x 9' 11" (3.20m x 3.03m)

En-suite: Approx 6' 11" x 3' 3" (2.11m x 0.99m)

Bedroom Two: Approx 10' 8" x 9' 0" (3.26m x 2.74m)

Bedroom Three: Approx 7' 5" x 7' 5" (2.27m x 2.27m)

Bathroom: Approx 6' 11" x 5' 8" (2.11m x 1.73m)

| OUTSIDE

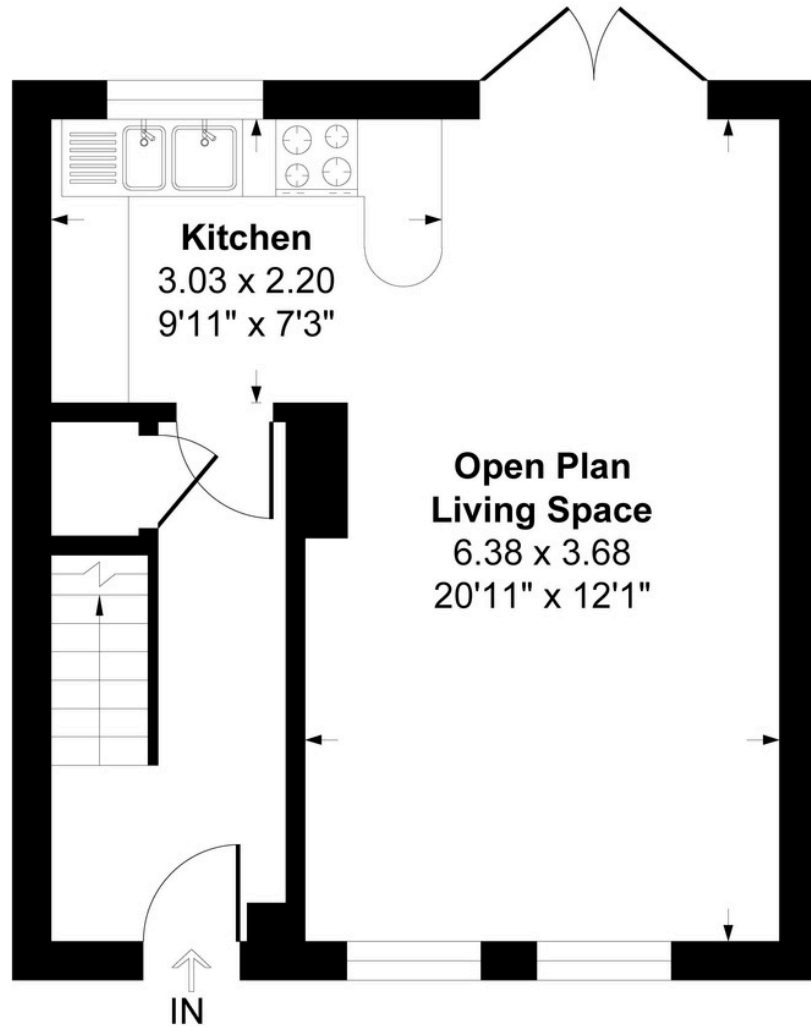
One allocated off road parking space

Low maintenance rear garden



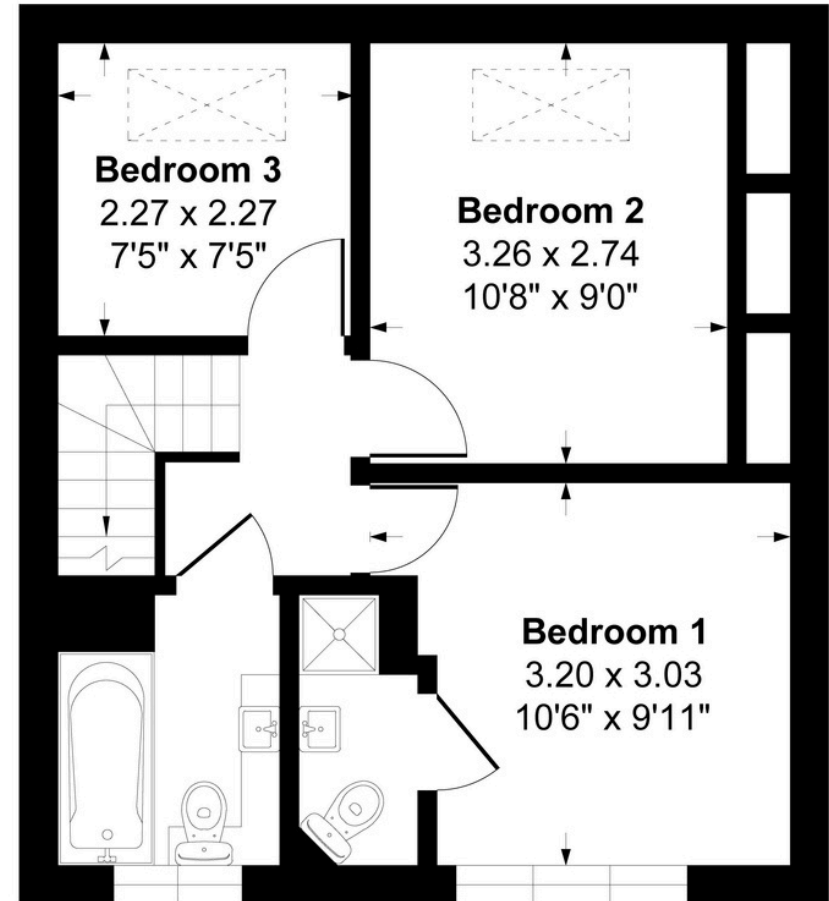
Ground Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



First Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



Total area: approx. 72.0 sq. metres (776.0 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited

Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU

