dreampad

High Ridge

Chadwell Rise | Ware | Herts | SG12 9LA

Kitchen / Breakfast Room

Ware, Herts - Deceptively Spacious 3200 Sq Ft Detached Residence In Wonderful Elevated Tucked Away Position Enjoying Spectacular Views, 0.3 Acre Plot & Backing Onto Golf Course.

High Ridge | Chadwell Rise | Ware | Hertfordshire | SG12 9LA

Guide Price £975,000

High Ridge offers an opportunity to acquire this wonderfully spacious, sprawling family home, located within easy walking distance of Ware town centre and mainline railway station. In brief on the ground floor the accommodation includes spacious entrance hall, cloakroom, large dining & living room, good size kitchen/ breakfast room, utility room, master bedroom with stairs up to large en suite bathroom, two remaining double bedrooms and shower room. On the first floor there are a further two large bedrooms, on of which with it's own en suite shower room.

Externally the property is approached via a large driveway offering off street parking for several vehicles, leading to a double garage with up and over door. Gated side access leads to the rear garden which is incredibly private, mostly laid to lawn with mature flower and shrub borders and patio area. Offered for sale with NO ONWARD CHAIN.

Property Description

Living Room

Dining Room

Other Ground Floor Images

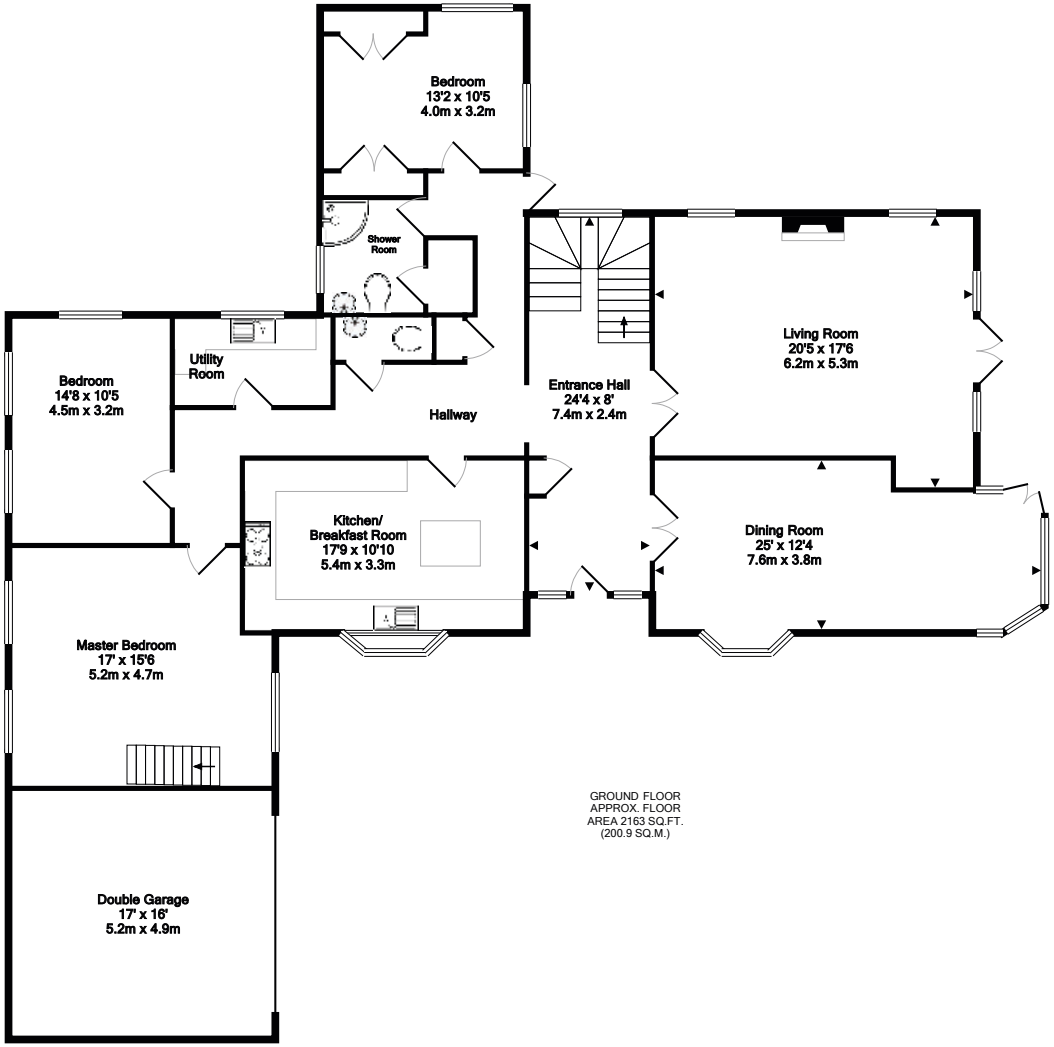
Master Bedroom

En Suite Bathroom

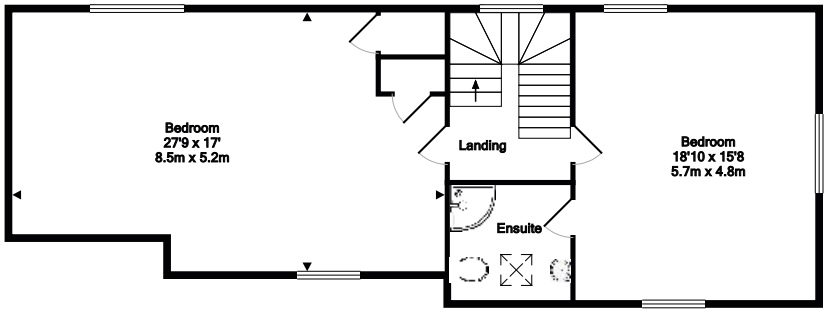
Bedrooms & Shower Room

Rear Garden

TOTAL APPROX. FLOOR AREA 3203 SQ.FT. (297.5 SQ.M.)
Made with Metropix ©2018



GROUND FLOOR
APPROX. FLOOR
AREA 2163 SQ.FT.
(200.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1040 SQ.FT.
(96.6 SQ.M.)

Floorplans

Transport:	Ware Station (London Liverpool Street) - 0.4 miles A10 - 1.5 miles
Services:	Gas Heating, Mains Water Supply & Sewerage
Council Tax:	Band F
Local Authority:	East Herts Council

Important Notice:

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own b ehalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part or any offer or contracts and must not be relied upon as statements of representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Further Information

Tel: 0333 772 9775
info@dreampad.com
www.dreampad.com

Energy Performance Certificate

SAP

© Crown copyright 2009

High Ridge, Chadwell Rise, WARE, SG12 9LA

Dwelling type:	Detached bungalow	**Reference number:**	0678-4065-7296-4156-1924
Date of assessment:	03 June 2016	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	09 June 2016	**Total floor area:**	274 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

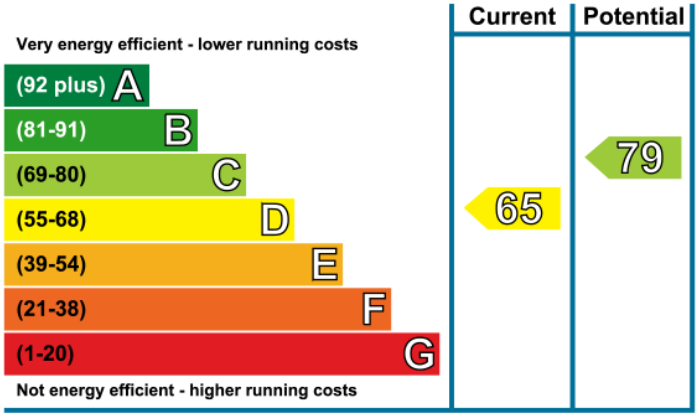
Estimated energy costs of dwelling for 3 years:	**£ 6,471**
Over 3 years you could save	**£ 1,968**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 696 over 3 years	£ 372 over 3 years	You could save £ 1,968 over 3 years
Heating	£ 5,232 over 3 years	£ 3,621 over 3 years	
Hot Water	£ 543 over 3 years	£ 510 over 3 years	
Totals	**£ 6,471**	**£ 4,503**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 663	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 513	✓
3 Low energy lighting for all fixed outlets	£125	£ 273	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.