

Lanes

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5 Greyfriars, Ware, SG12 0XW

Guide Price £530,000

Set within the desirable Vicarage Development, this spacious four-bedroom semi-detached home offers the perfect balance of comfort, flexibility, and opportunity.

Step inside and you're greeted by a welcoming hallway leading to a generous 22ft lounge/diner, a wonderful space for family gatherings or relaxed evenings. A separate reception room offers endless possibilities, whether you're dreaming of a cosy second lounge, a creative hobby space, or a home office. The well-equipped kitchen, complete with a utility area, flows beautifully into a bright conservatory where you can enjoy garden views all year round.

Upstairs, four well-sized bedrooms provide plenty of space for growing families or guests, complemented by a family bathroom. Thoughtfully designed storage throughout ensures effortless, organised living.

Outside, the south-facing rear garden is a true suntrap, perfect for summer entertaining, weekend pottering, or simply unwinding, with a handy workshop tucked away. To the front, a driveway provides convenient off-street



Entrance Hall

Lounge Diner

22'3 x 12'6 (6.78m x 3.81m)

Kitchen

8'9 x 6'8 (2.67m x 2.03m)

Conservatory

12'5 x 8'8 (3.78m x 2.64m)

Landing

Cloakroom

Bedroom One

12'10 x 10'4 (3.91m x 3.15m)

Bedroom Two

10'1 x 7'11 (3.07m x 2.41m)

Bedroom Three

9'6 x 7'11 (2.90m x 2.41m)

Bedroom Four

8'5 x 8'4 (2.57m x 2.54m)

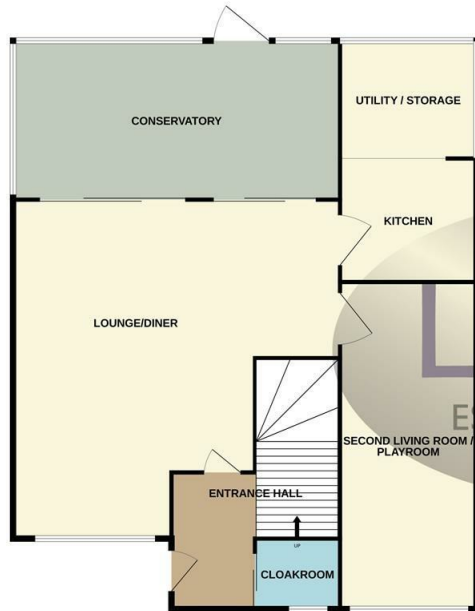
Outside

Front and Rear Gardens

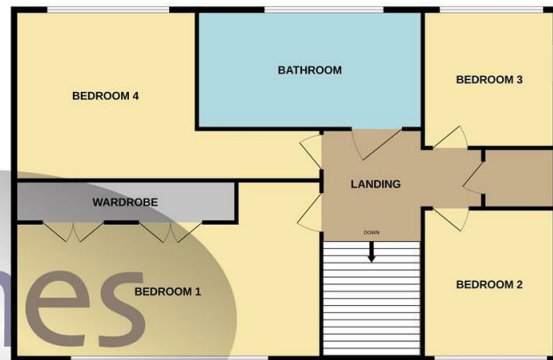
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

