



£650,000

Ware Road, Hertford

KI

Ware Road, Hertford, SG13 7EL

Keith Ian are pleased to offer for sale this beautifully presented 3/4 bedroom semi detached house located within walking distance to Both Hertford East and Ware train stations. The property offers spacious accommodation with a very social ground floor with an exposed brick fireplace complementing the lounge which has bi-fold doors opening to the Dining area. The dining area flows nice into a contemporary kitchen breakfast room with sky lantern which gives this property the wow factor. The rear of the property has picturesque views over the Kings Meads of Hertford and benefits from a garden which is in excess of 100ft with raised decking. On the first floor there are 3 well proportioned bedrooms and a modern family bathroom, which is in addition to the shower room on the ground floor. The loft has been converted which is currently used as a work room but could easier be used as a bedroom with a couple of changes. The property also has off street parking/garage.

Hertford is located approx 20 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414. The vibrant town centre offers a superb array of amenities including convenience stores, boutique shops, restaurants and public houses. The River Lee runs to Hertford which offers scenic walks towards through Ware to the North and Broxbourne to the South.

Hertford benefits from 2 mainline stations and Hertford East station is located 1.2 miles Kings cross. Other services are available from Broxbourne providing a













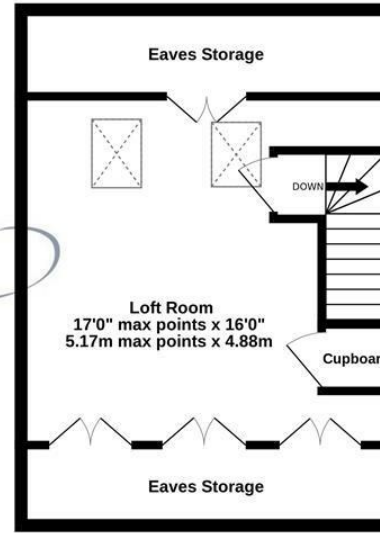
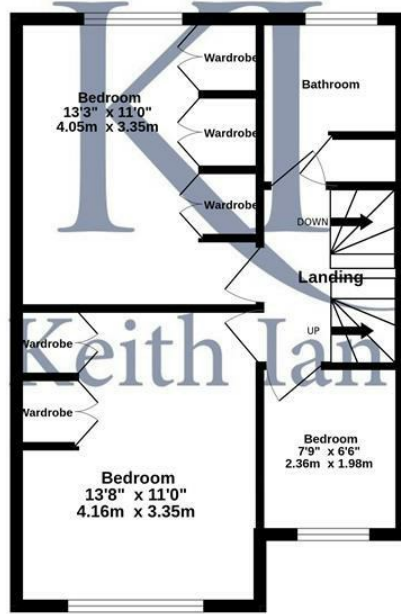
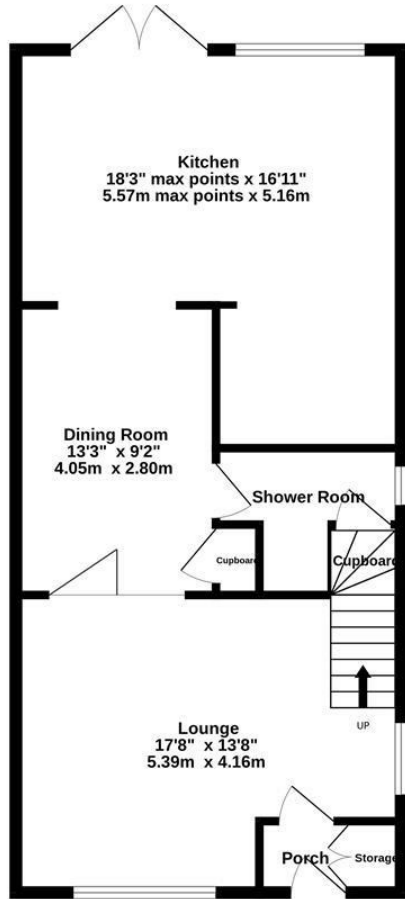




Ground Floor
683 sq.ft. (63.4 sq.m.) approx.

1st Floor
455 sq.ft. (42.2 sq.m.) approx.

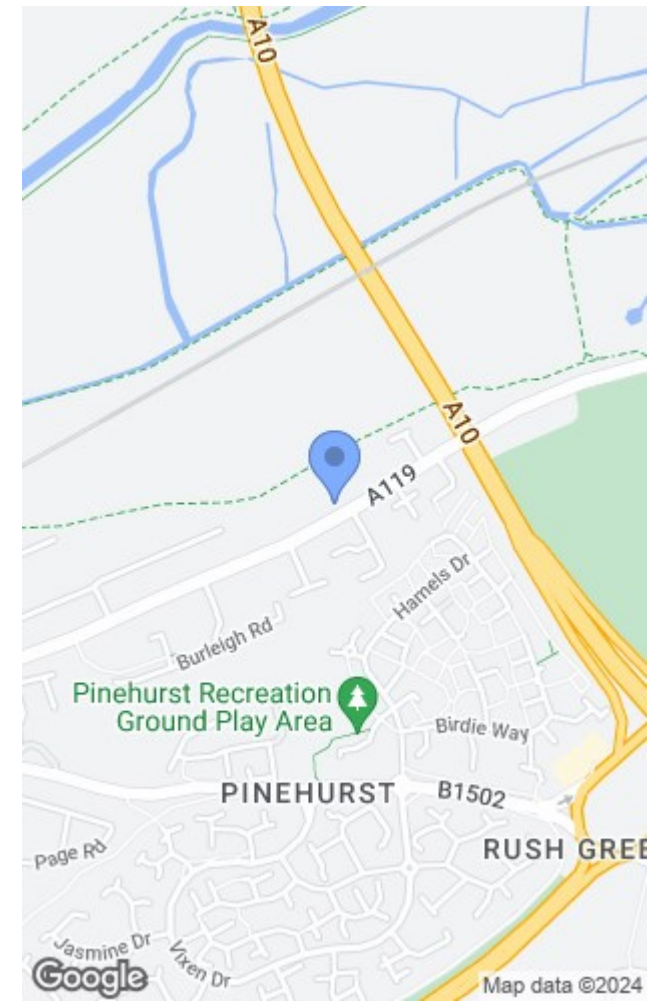
2nd Floor
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (143.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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		

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