



Ware Road, SG13 7PG
Hertford





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Kings group are DELIGHTED to bring to market this THREE BEDROOM DETACHED HOUSE for sale!

The ground floor of the property is comprised of a beautiful Kitchen / Lounge, a great size dining room, an office room and a downstairs WC. As you go to the first floor, you are greeted with 3 double bedrooms, a good size bathroom and an EN-suite to master bedroom with a functioning shower / sauna. The property is also complemented with an external garage to the rear of the property and a large driveway for 3 cars.

This fantastic house offers amazing links to both St Margarets Railway Station (0.94 miles) and Hertford East Railway Station (10 minute drive) offering links to both Cambridge and London. There is also an added advantage of being situated near some of the areas most popular schools such as The Cranbourne Primary School (0.29 miles) and Hailey Hall School (0.12 miles). Local shops and amenities are also close by with Hoddesdon Town being 1.5 miles away there is an abundance of supermarkets, banks, restaurants and other high street shops to choose from.

For more information on the local amenities, please visit <https://www.kingsgroup.net/branches/hertford/> and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links and even more!

£700,000



- **3 BEDROOM DETACHED HOUSE**
- **DRIVEWAY FOR 3 CARS**
- **EN-SUITE TO MASTER WITH A SAUNA SHOWER**
- **5 MINUTE DRIVE TO HODDESDON TOWN CENTRE AND 8 MINUTE DRIVE TO HERTFORD TOWN CENTRE**
- **UNDER 1 MILE FROM ST MARGARETS RAILWAY STATION**

Lounge 19'6 x 10'10 (5.94m x 3.30m)

Double glazed window to rear aspect, French doors leading to garden, Stripped wood flooring, Coved ceiling, Single radiator, Phone point, Power points, TV aerial point.

Kitchen 14'2 x 9'6 (4.32m x 2.90m)

Double glazed window to rear aspect, Single radiator, Stripped wood flooring, Integrated cooker, Gas hob, Roll top work surfaces, Space for fridge freezer, Double drainer unit, Integrated washing machine, Integrated dishwasher, Coved ceiling, Phone point, Power points

Downstairs WC 4'5 x 5'8 (1.35m x 1.73m)

Double glazed window to side aspect, Single radiator, Tiled flooring, Extractor fan, Mixer tap, Low level WC, Coved ceiling.

Office room 9'8 x 7'7 (2.95m x 2.31m)

Double glazed window to front aspect, Single radiator, Stripped wood flooring, Coved ceiling, Power points, Phone point

Dining Room 14'5 x 9'6 (4.39m x 2.90m)

Double glazed window to front aspect, Single radiator, Stripped wood flooring, Coved ceiling, Power point

Bedroom 1 10'2 x 20 (3.10m x 6.10m)

Double glazed window to rear aspect, Single radiator, Stripped wood flooring, Phone point, Power points, Coved ceiling

Bedroom 2 10 x 11'6 (3.05m x 3.51m)

Double glazed window to front aspect, Single radiator, Stripped wood flooring, Built in wardrobe, Power points, Coved ceiling

- **FREEHOLD**
- **GREAT CONDITION THROUGHOUT**
- **GARAGE AT REAR OF PROPERTY**
- **CATCHMENT AREA OF GREAT SCHOOLS**
- **COUNCIL TAX BAND F**

Bedroom 3 10 x 10'2 (3.05m x 3.10m)

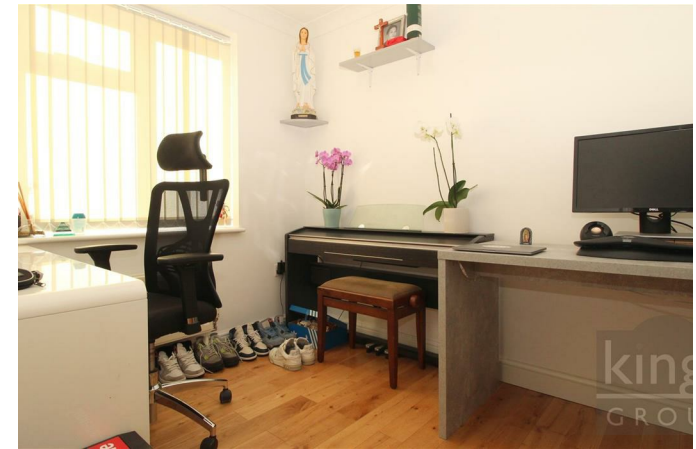
Double glazed window to front aspect, Single radiator, Stripped wood flooring, Power points, Coved ceiling

En Suite 4 x 8'3 (1.22m x 2.51m)

Double glazed window to rear aspect, Heated towel rail, Tiled flooring, Electric shower, Wash basin with mixer tap, Low level WC, Coved ceiling, Steam room in shower.

Bathroom 8' x 6'2 (2.44m x 1.88m)

Double glazed window to side aspect, Heated towel rail, Tiled flooring, Panel enclosed bath with shower attached, Low level WC, Tiled walls, Coved ceilings.





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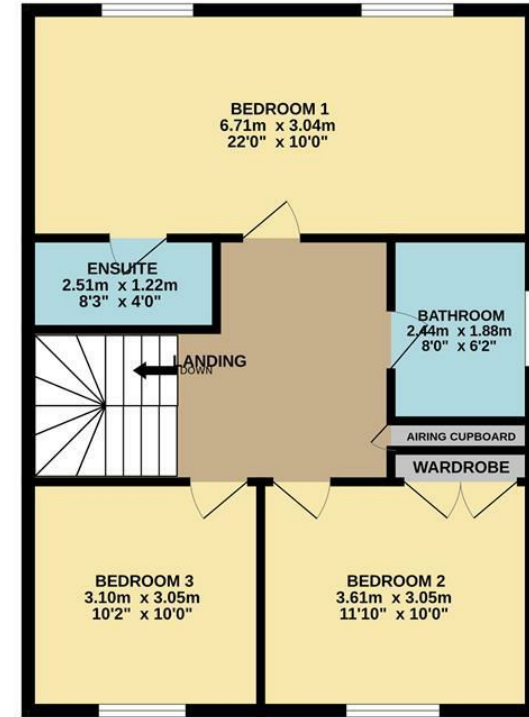
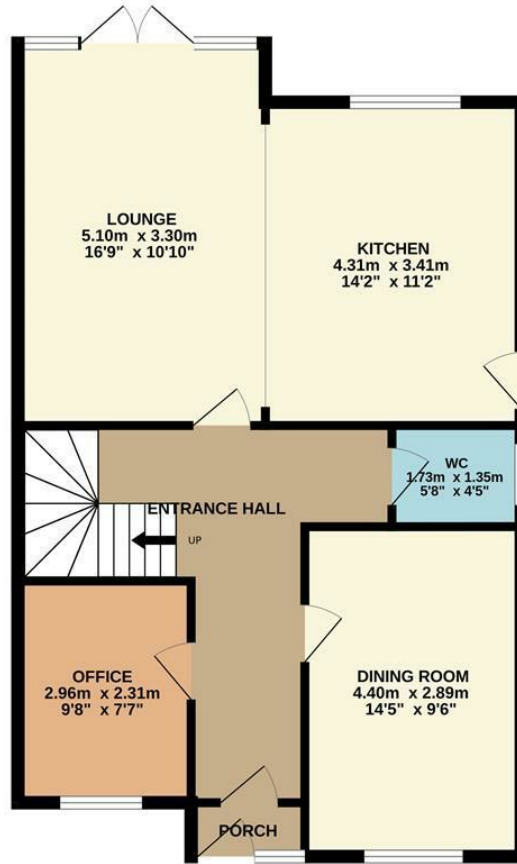


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
68.5 sq.m. (737 sq.ft.) approx.

1ST FLOOR
62.7 sq.m. (675 sq.ft.) approx.



TOTAL FLOOR AREA: 131.2 sq.m. (1412 sq.ft.) 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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