

Taylor Phelps are pleased to offer this extended semi detached house positioned on Croft Road in Ware within close proximity to the high street and station which serves both Hertford East and London Liverpool Street. This house further benefits from a modern open plan kitchen with separate utility, a useful study room, two bathrooms, various outbuildings and off street parking for several vehicles.



















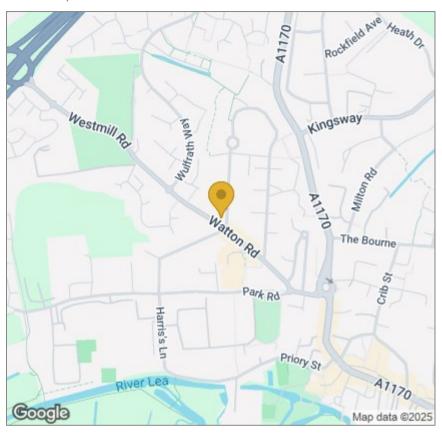




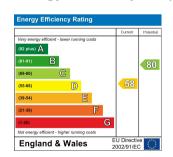
Floor Plan

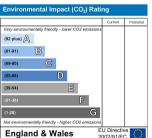
## GROUND FLOOR 1ST FLOOR KITCHEN/BREAKFAST ROOM 16'0" x 14'0" 4.88m x 4.27m BATHROOM LOUNGE/DINER 23'0" x 13'0" 7.02m x 3.95m ry attempt has been made to ensure the accuracy of the floorplan contained here, measurement windows, comis and any other items are approximate and no responsibility is taken for any error, the purchaser. The services, systems and englatines shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Meropic 2023.

## Area Map



## **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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