



**Ware Road, Hertford, SG13 7HH**

## Welcome to Ware Road, Hertford

This spacious three bedroom end of terrace townhouse, spread across three floors is conveniently located within walking distance to Hertford town centre, Hertford east train station and reputable schools. The ground floor features an open plan kitchen/diner area with direct access to a private and secluded rear courtyard garden, a downstairs cloakroom and a study/office room to front. Moving up to the first floor you'll find a generously sized reception room, a family bathroom and one bedroom. The second floor boasts bedroom one and an en-suite bathroom and a private balcony. This property also offers two private parking spaces at the rear of the property.



## -Accommodation Overview-

### Entrance Hall:

Stairs to first floor, door to office, downstairs cloakroom and kitchen.

### Office/Study:

8' x 6' 4" (2.44m x 1.93m)

Double glazed window to front aspect, laminate flooring, radiator.

### Downstairs Cloakroom:

Wash hand basin with twin taps, WC, obscure double glazed window to side aspect.

### Open Plan Kitchen/Dining Room:

19' 7" x 12' 7" (5.97m x 3.84m)

Fitted wall and floor units with work surface over, one and half bowl stainless steel sink unit with mixer tap over, gas hob with oven beneath and extractor canopy over, integrated fridge freezer, integrated washing machine, storage cupboard, double glazed patio doors leading to courtyard garden,

### -First Floor Landing-

Stairs leading to second floor.

### Living Room:

15' 3" x 12' 9" (4.65m x 3.89m)

Double glazed window to rear aspect, carpet, gas fireplace, and radiator.

### Bedroom Three:

10' 5" x 8' 4" (3.17m x 2.54m)

Double glazed window to front aspect, fitted wardrobes, radiator.

### Bathroom:

Three piece suite comprising of panel enclosed bath with shower over, wash hand basin with twin taps over, WC, obscure double glazed window to side aspect.

## -Second Floor-

Doors leading to bedroom 1 & 2 and en-suite.

### Bedroom One:

12' 9" x 10' 2" (3.89m x 3.10m)

Double glazed doors leading to balcony, radiator, door leading to en-suite.

### En-Suite Bathroom:

Three piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, obscure double glazed window to side aspect.

### Bedroom Two:

9' 5" x 8' (2.87m x 2.44m)

Double glazed window to front aspect, fitted wardrobes, radiator.

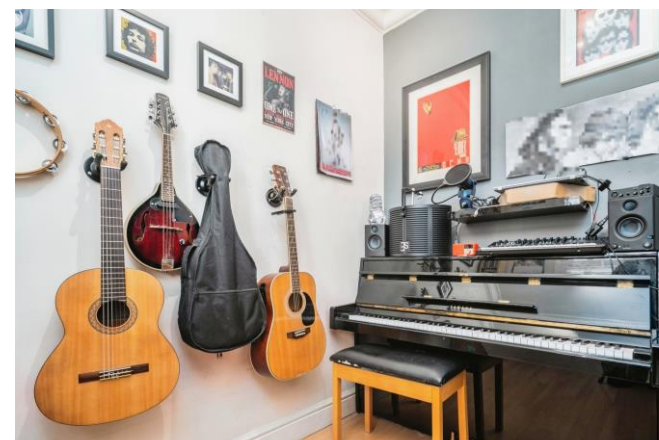
## -Exterior-

### Courtyard Garden:

Paved patio courtyard garden with access to car parking space.

### Parking:

Two private parking spaces at rear of property.



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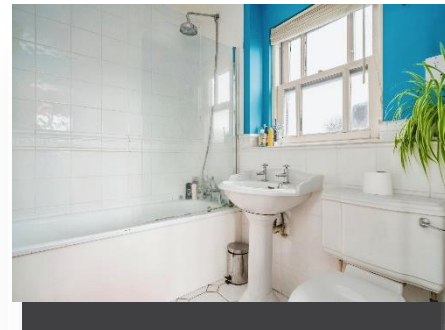
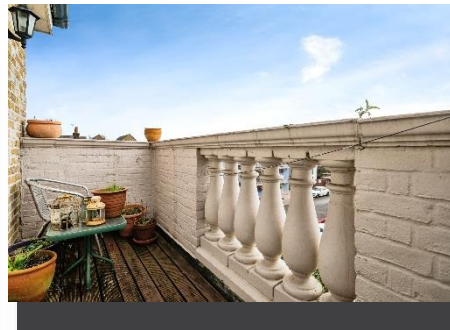
## Welcome to Ware Road

- A Three Bedroom Town House
- Two Parking Spaces To Rear Of Property
- Moments' Walk To Hertford Town Centre & Hertford East Train Station
- Two Bathrooms & Downstairs Cloakroom
- Open Plan Kitchen/Diner
- Courtyard Style Garden
- Study/Office Room
- Loft Space

Tenure: Freehold EPC Rating: D

Price

**£525,000**



Total floor area 102.6 m<sup>2</sup> (1,104 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD107310 - 0003

  
william h brown



**01992 586501**



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,  
SG14 1ER



[williamhbrown.co.uk](http://williamhbrown.co.uk)