



**Ware Road, Hertford, SG13 7EJ**



## Welcome to Ware Road, Hertford

This well-presented larger-than-average three-bedroom semi-detached family home is ideally situated just a short walk from both Hertford Town Centre and Ware. It's also conveniently close to Hertford East railway station (0.8 miles), making commuting easy, and surrounded by excellent primary and secondary schools. The ground floor features two generously sized reception rooms and a well-appointed kitchen, offering direct access to a beautifully landscaped and mature rear garden with patio area. This outdoor space, which includes both side and rear access, is perfect for family activities and entertaining. Additionally, the property benefits from on site parking at the rear of the property. Upstairs, the first floor comprises three spacious bedrooms, a family bathroom, and a separate toilet. The property also holds potential for further expansion, either at the rear or into the loft, making it an ideal home for a young family looking to upsize. This charming home offers both comfort and growth potential, making it a great long-term investment for a growing family.



## -Accommodation Overview-

### Entrance Hall:

Stairs to first floor, storage cupboard.

### Lounge:

12' 3" x 12' 2" ( 3.73m x 3.71m )

Double glazed window to front aspect, feature gas fireplace, carpet, radiator.

### Dining Room:

11' 5" x 10' 1" ( 3.48m x 3.07m )

Double glazed window to front aspect, carpet, radiator.

### Kitchen:

15' 8" x 5' 9" ( 4.78m x 1.75m )

Range of wall and base units with work surface over, gas hob and oven, plumbing and space for washing machine and dishwasher, radiator, larder cupboard, double glazed windows to rear aspect.

### -First Floor Landing-

Double glazed window to side aspect, loft hatch with pull down ladder, carpet.

### Bedroom One:

14' max x 12' ( 4.27m max x 3.66m )

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

### Bedroom Two:

12' 10" x 9' 11" ( 3.91m x 3.02m )

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

### Bedroom Three:

12' 6" x 5' 7" ( 3.81m x 1.70m )

Double glazed window to rear aspect, airing cupboard, radiator.

### Bathroom:

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

### WC:

WC, obscure double glazed window.

### -Exterior-

### Rear Garden:

Approx 80 ft landscaped mature rear garden with patio area and lawn, side and rear access to on site parking.

### Parking:

On site parking to the rear of the property.



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## Ware Road, Hertford

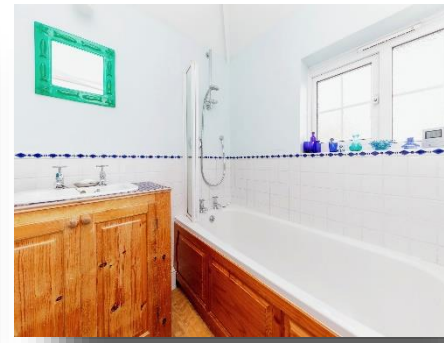
- Three Bedroom Semi-Detached Family Home
- Large Landscaped Rear Garden
- Sought After Location
- Two Reception Rooms
- Family Bathroom & Separate WC
- Walking Distance To Hertford Town
- Close To Hertford East Train Station
- Scope For Extension (STPP)

Tenure: Freehold EPC Rating: E

Offers In Excess Of  
**£575,000**



Total floor area 89.3 m<sup>2</sup> (962 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:  
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