

shepherds

A better home
moving experience



137 Ware Road

Hertford, SG13 7EG

Price Guide £975,000



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Front door into:

Entrance Hall:

Stairs to first floor, picture rail and doors to:

Living Room:

16'8 x 14'5 (5.08m x 4.39m)

Dual aspect windows to front, picture rail, fireplace, built in cupboards and shelving and radiator.

Family Room:

17'0 x 12'3 (5.18m x 3.73m)

Dual aspect windows to rear, fireplace, two radiators, picture rail and door to:

Shower Room:

7'1 x 5'3 (2.16m x 1.60m)

Low level WC, wash hand basin with mixer tap, walk in shower, dual aspect to rear and side, chrome heated towel rail.

Dining Area:

Window to side and coving.

Kitchen:

11'6 x 7'1 (3.51m x 2.16m)

Fitted with a range of base and wall units with wooden work surface incorporating one and half bowl sink with mixer tap and drainer, appliance space for cooker, extractor hood, built in microwave, dishwasher and washing machine, coving, window to side and door to garden.

Cellar:

20'0 x 10'3 (6.10m x 3.12m)

Power, light, cupboard and appliance space for dryer.

First Floor Landing:

Access to loft, picture rail, cupboards and doors to:

Bedroom One:

16'8 x 13'5 (5.08m x 4.09m)

Dual aspect windows to front, coving and radiator.

Bedroom Two:

13'5 x 10'10 (4.09m x 3.30m)

Window to side, picture rail, coving and radiator.

Bedroom Three:

11'11 x 11'1 (3.63m x 3.38m)

Window to rear, radiator, coving and wash hand basin.

Bedroom Four:

9'0 x 5'11 (2.74m x 1.80m)

Window to rear, coving and radiator.

Bathroom:

11'1 x 7'6 (3.38m x 2.29m)

Low level WC, wash hand basin with mixer tap, walk in shower, freestanding bath with mixer tap, tiled to half height, opaque window to rear and chrome heated towel rail.

WC:

3'10 x 3'2 (1.17m x 0.97m)

Low level WC, window to side and radiator.

Garden:

approx 111'6" (approx 34m)

Hardstanding garden with mature plant and tree borders, two sheds, raised planters, raised timber decking at rear and outside taps.

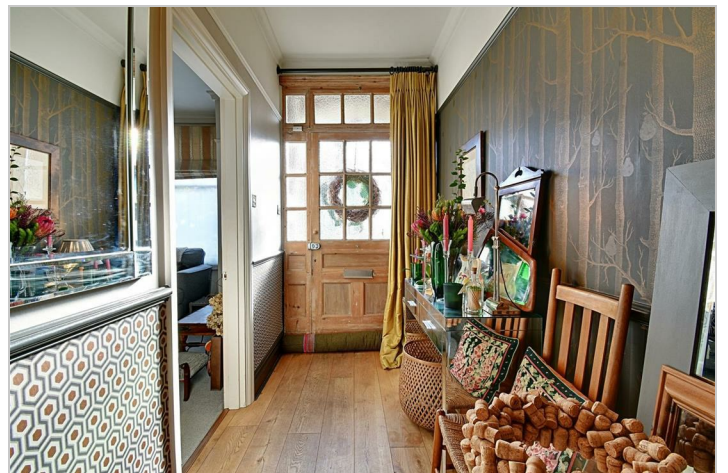
Summerhouse:

17'9 x 17'5 (5.41m x 5.31m)

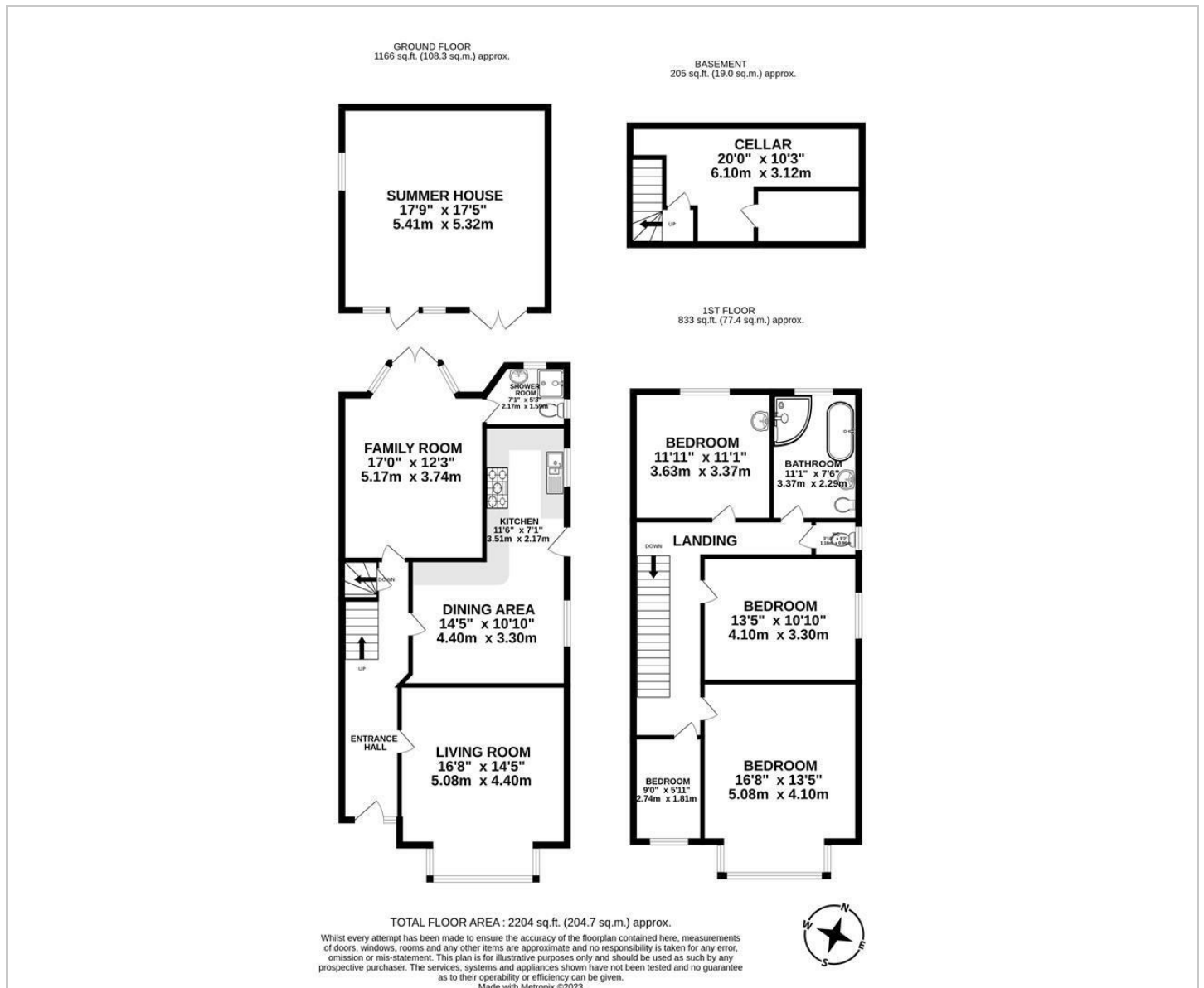
Power, light and window to side.

Drive:

Off street parking for multiple cars.



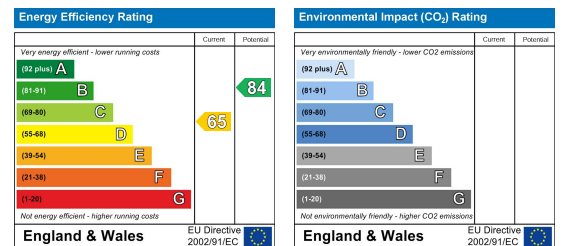
Floor Plan



Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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