

shepherds

A better home  
moving experience



189 Ware Road

Hertford, SG13 7EQ

Price Guide £930,000



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Front door into:

### Entrance Hall:

Radiator, coving, picture rail, stairs leading up and down and doors to:

### Living Room:

13'9 x 12'9 (4.19m x 3.89m)

Dual aspect UPVC double glazed sash windows to front, radiator, fireplace and picture rail.

### Snug:

12'0 x 10'8 (3.66m x 3.25m)

UPVC double glazed sash windows to rear, radiator and picture rail.

### Kitchen/Diner:

21'3 x 18'3 (6.48m x 5.56m)

Underfloor heating throughout with an extensive range of contemporary base and wall mounted units with contrasting worksurface incorporating single bowl sink with mixer tap and drainer, boiling water tap, built in combination ovens, fridge, freezer, warming draw, wine fridge and bin, four ring induction hob with built in extractor fan, two cupboards, skylight, door opening to side access and bifold doors opening to rear garden.

### Family Room/Gym:

16'2 x 12'0 (4.93m x 3.66m)

With 6'3 head height. Dual aspect UPVC double glazed window to side and rear, radiator and cupboard.

### First Floor Landing:

Radiator and doors to:

### Bedroom One:

16'2 x 13'9 (4.93m x 4.19m)

UPVC double glazed sash windows to front, picture rail and radiator.

### Bedroom Three:

12'0 x 10'8 (3.66m x 3.25m)

UPVC double glazed sash windows to rear and radiator.

### Bedroom Four:

11'4 x 7'10 (3.45m x 2.39m)

UPVC double glazed sash windows to rear and radiator.

### Shower Room:

7'11 x 5'4 (2.41m x 1.63m)

Low level WC, wash hand basin with mixer tap, walk in shower with rainfall shower head, storage cupboard and opaque UPVC double glazed window to side.

### Second Floor Landing:

Doors to:

### Bedroom Two:

18'2 x 10'8 (5.54m x 3.25m)

Dual aspect windows to front and rear, radiator and door to:

### Ensuite:

8'6 x 6'10 (2.59m x 2.08m)

Low level WC, walk in shower, wash hand basin with mixer tap, chrome heated towel rail and sky light.

**Bathroom:**

13'2 x 7'8 (4.01m x 2.34m)

Low level WC, wash hand basin with mixer tap, tiled bath with mixer tap, opaque UPVC double glazed window to side, skylight, chrome heated towel rail and tiled to half height.

**Garden:**

Paved patio seating area with step down to area laid to lawn with further seating area at the rear and enclosed by panel fencing, outside tap, light and power and pedestrian gated side access.

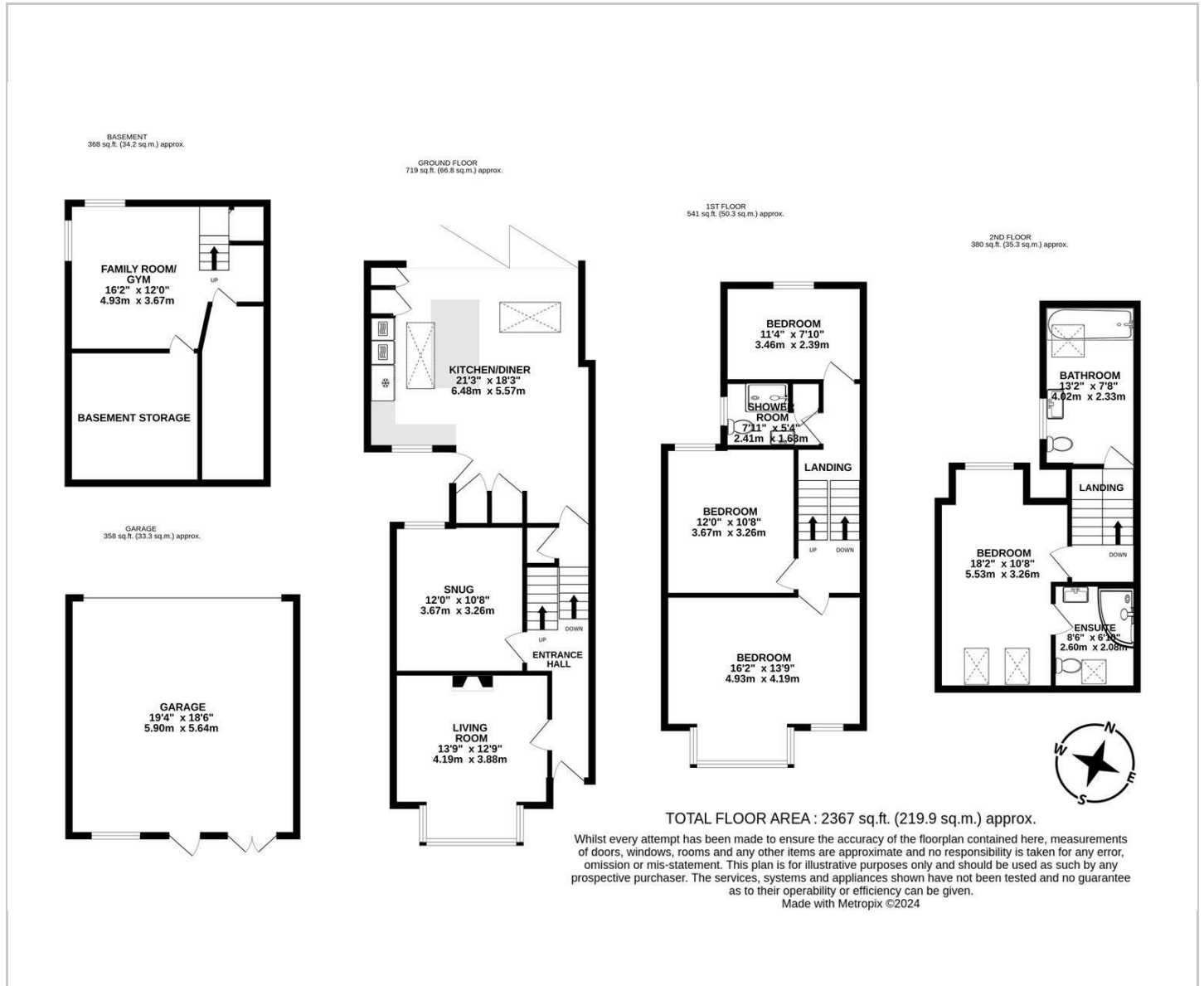
**Garage:**

19'4 x 18'6 (5.89m x 5.64m)

Up and over door with power and light, opaque UPVC double glazed window to rear and door opening to garden.



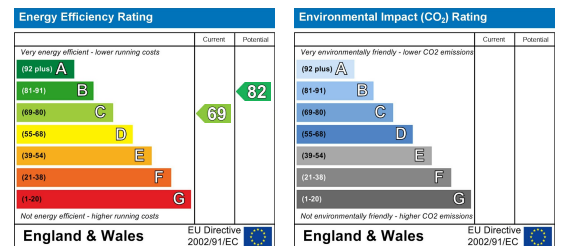
# Floor Plan



## 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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