



17 Ware Road, Hertford, SG13 7DZ

Offers In The Region Of £950,000



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****GUIDE PRICE £975,000 - £995,000**** - This immaculately presented and refurbished Victorian family home is situated in one of Hertford's most sought after locations. Just a short walk to Hertford town centre and Hertford East station this substantial property features five Bedrooms, three Bedrooms, three bathrooms and is split over four floors.

Throughout this property, style and high specification are clear to see. The kitchen features a range of base and eye level units, kitchen island, quartz worktops and various integrated appliances. There are bi-folding doors that lead out to the garden. The remainder of the ground floor is made up of a cloakroom and two further reception rooms

There is a basement level to a further double bedroom and an additional reception room with bi-folding doors out to the garden. There is also a large utility area/office and separate shower room. This could be used as an annex or self contained unit.

To the first floor there is an extremely spacious landing with a front aspect window. There are two bedrooms, with the double bedroom featuring a fully fitted and bespoke wardrobe. The first floor is served by a luxuriously finished Four-piece family bathroom.

Continuing up towards the second floor, there are a further two double bedrooms, with one benefitting from a fully tiled En-suite. Both bedrooms feature fully bespoke fitted wardrobes.

To the exterior of the property there is a bright, private rear garden, mostly laid to patio where the large fobbed electric gate leads to a dropped curb and parking.



Ground Floor

Living Room 16'1 x 12'2 (4.90m x 3.71m)

Dining Room 16'1 x 11'2 (4.90m x 3.40m)

Kitchen / Breakfast Room 14'1 x 13'9 (4.29m x 4.19m)

First Floor

Bedroom One 16'1 x 12'3 (4.90m x 3.73m)

Bedroom Four 11'7 x 8'7 (3.53m x 2.62m)

Family Bathroom

Second Floor

Bedroom Two 16'1 x 12'3 (4.90m x 3.73m)

Bedroom Three 11'11 x 10'2 (3.63m x 3.10m)

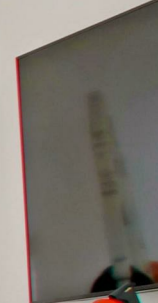
Basement

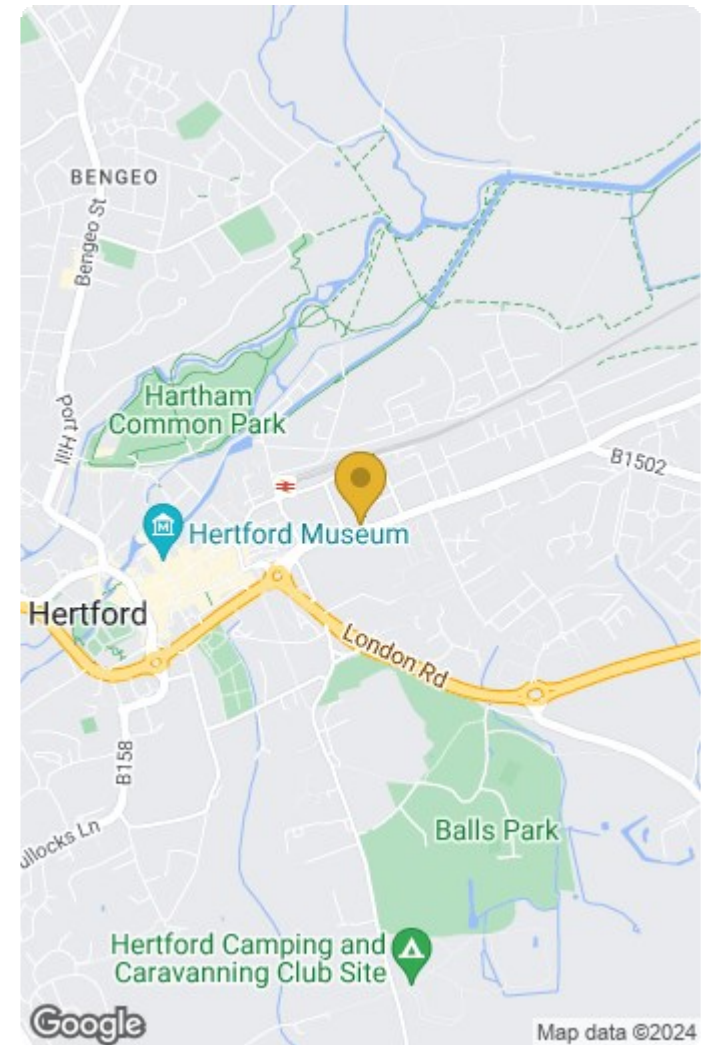
Guest Bedroom 15'7 x 13'1 (4.75m x 3.99m)

Study 15'7 x 10'5 (4.75m x 3.18m)

Living Room 13'1 x 12'6 (3.99m x 3.81m)



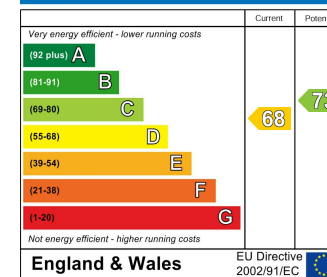




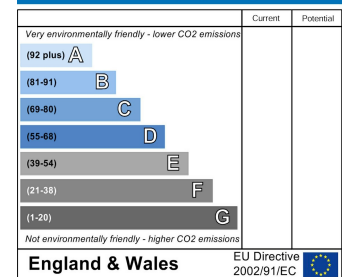
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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: he@lanesproperty.co.uk www.lanesproperty.co.uk

