



21, Benningfield Road, Ware
SG12 8RD
Offers In Excess Of £600,000



stevenoates.com



21 Benningfield Road, Widford, Ware, SG12 8RD

Steven Oates are delighted to offer this charming four bedroom semi detached house situated in a popular cul-de-sac location within the village of Widford. On the ground floor, there is a office, through lounge/diner, kitchen and ground floor cloakroom. On the first floor, there are four double bedrooms and a family bathroom. Externally, there is ample on street parking, landscaped front and rear gardens with two workshops that have power and lighting.

Benningfield Road is set in the heart of the quaint village of Widford that offers a primary school, recreation ground, pub and St John the Baptist Church. The nearby towns of Ware, Bishops Stortford and Harlow offer a more comprehensive range of facilities and shopping. The area is ideal for the commuter as it is positioned between the A414, the A10 and M11. They also offer rail stations to London Liverpool Street or Cambridge. Harlow mainline station can be accessed in under 10 minutes (London Liverpool Street approximately 30 minutes on the train), and Ware and St Margaret's stations are also just a 10 minute drive. Excellent secondary state education is available in Bishop's Stortford, Ware and Hertford.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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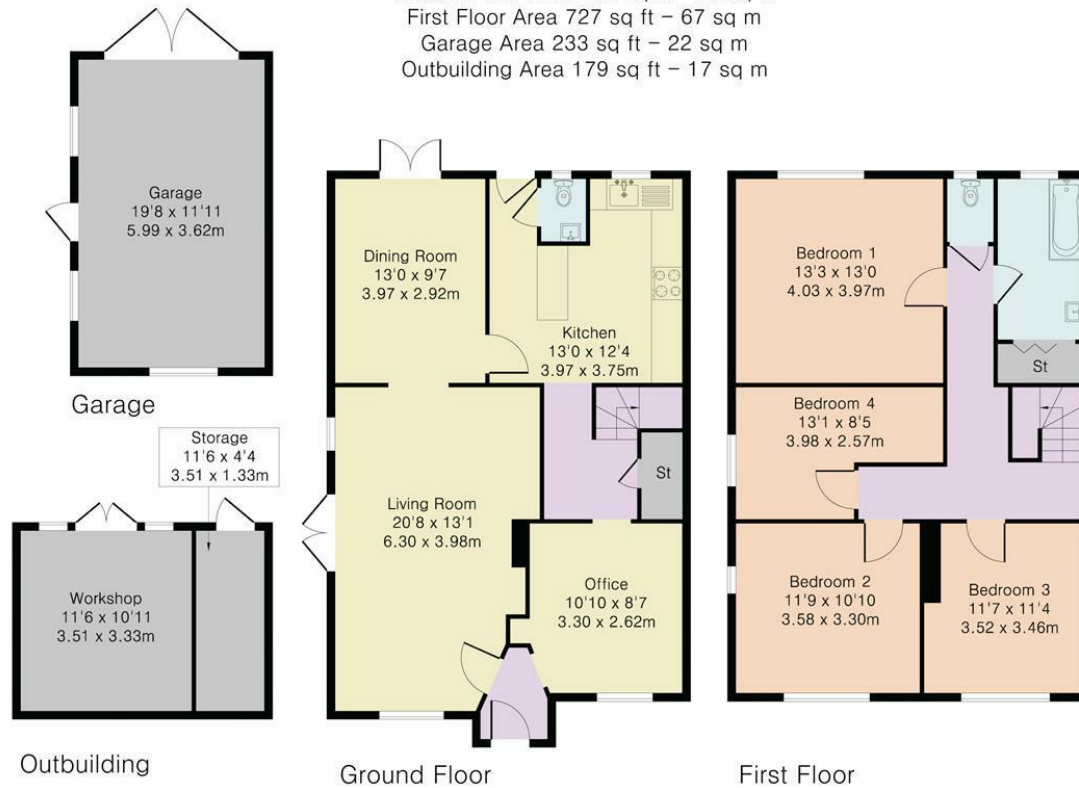


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Approximate Gross Internal Area 1889 sq ft – 176 sq m
 Ground Floor Area 750 sq ft – 70 sq m
 First Floor Area 727 sq ft – 67 sq m
 Garage Area 233 sq ft – 22 sq m
 Outbuilding Area 179 sq ft – 17 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

