



34, Lady Margaret Gardens, Ware
SG12 7QB

Offers In Excess Of £550,000



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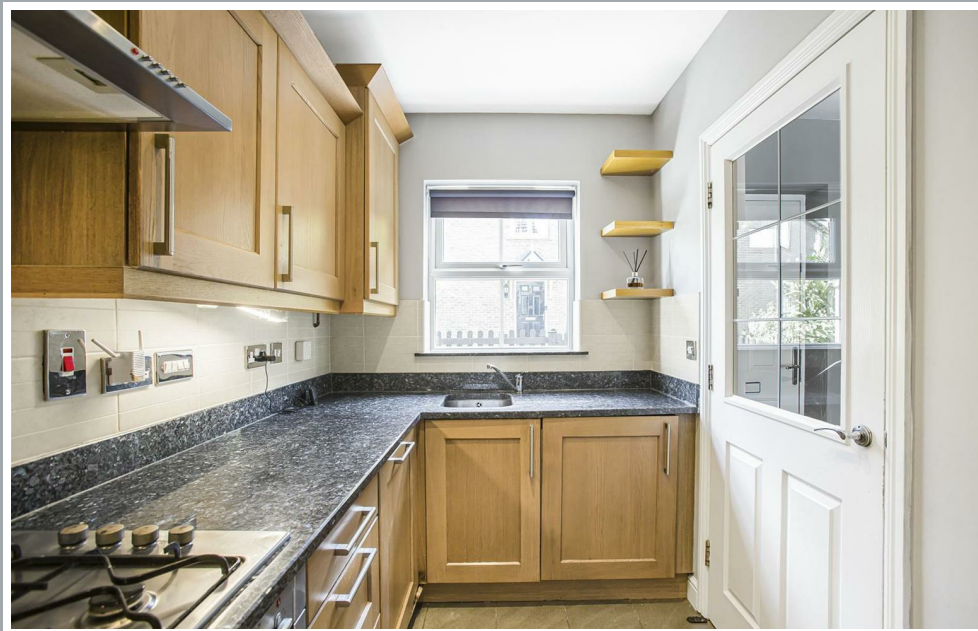
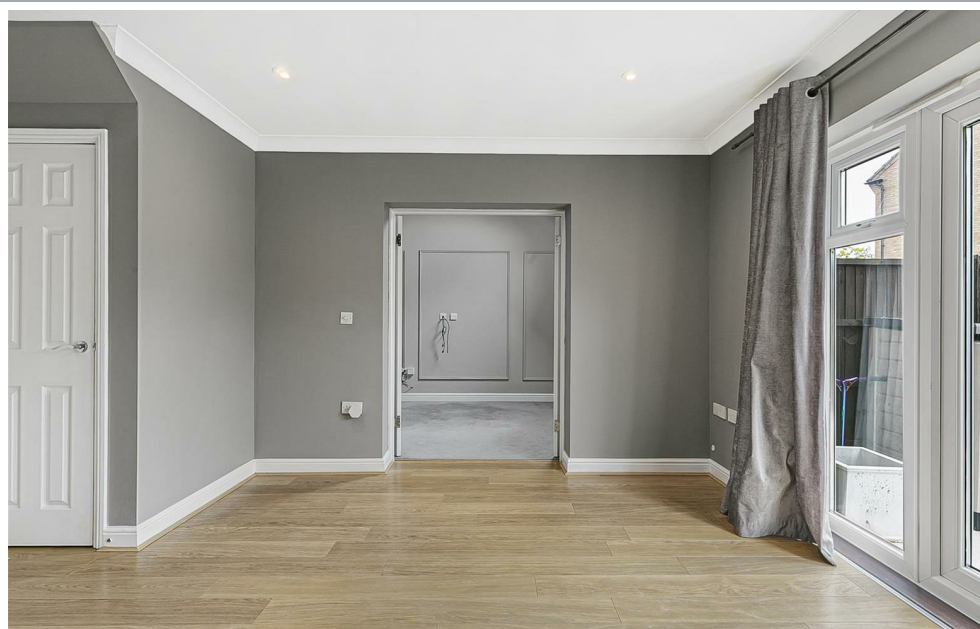
34 Lady Margaret Gardens, Ware, SG12 7QB

Nestled in Lady Margaret Gardens in the charming town of Ware, this spacious three-bedroom family home offers a delightful blend of comfort and modern living. Spanning three floors, the property boasts an extended living room so there is an additional area perfect for a variety of uses. This home also features a modern fitted kitchen, a useful downstairs toilet and well-appointed reception room that invites natural light, creating a warm and welcoming atmosphere. Upstairs comprises of three generously sized bedrooms providing ample space for family living, while the two bathrooms ensure convenience for all. One of the standout features of this property is the sunny west-facing garden, which has been thoughtfully landscaped for low maintenance. This outdoor space is ideal for enjoying the afternoon sun, hosting barbecues, or simply relaxing in a tranquil setting. Additionally, the garage has been converted into a versatile home office, making it an excellent choice for those who work remotely or require a dedicated workspace. Parking is also a breeze, with space available for three vehicles comfortably, ensuring that you and your guests will never be short of parking options.

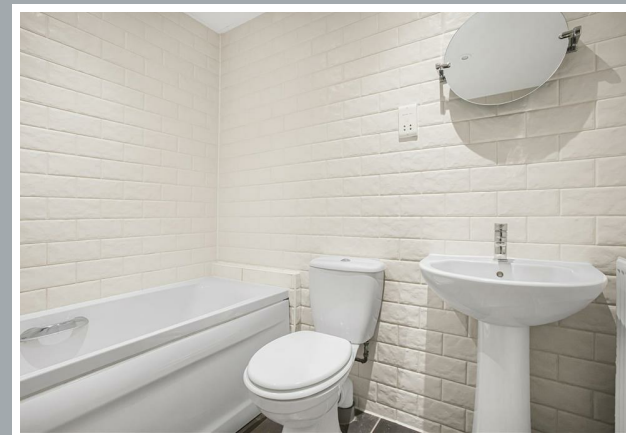
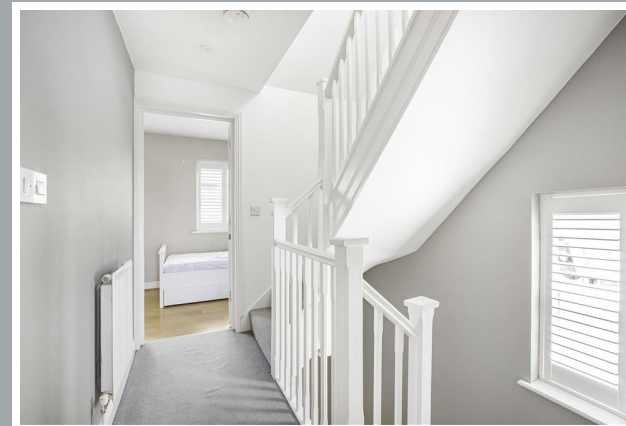
Ware is a traditional market town only 20 miles outside of London, with quaint villages and open countryside on the doorstep. It is also full of heritage with several listed buildings, and is designated a centre of 'outstanding archaeological and historical interest'. For those wishing to commute, Ware train station is just over a mile away from the development and Ware town centre is only (0.9m) and provides an excellent choice of shops, restaurants, bars, coffees shops and much more.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

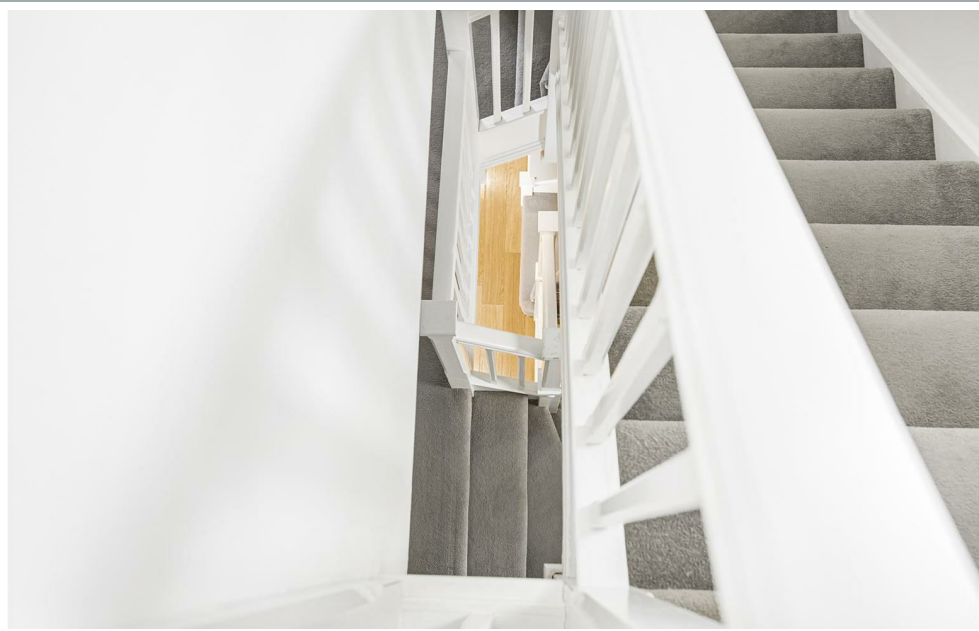


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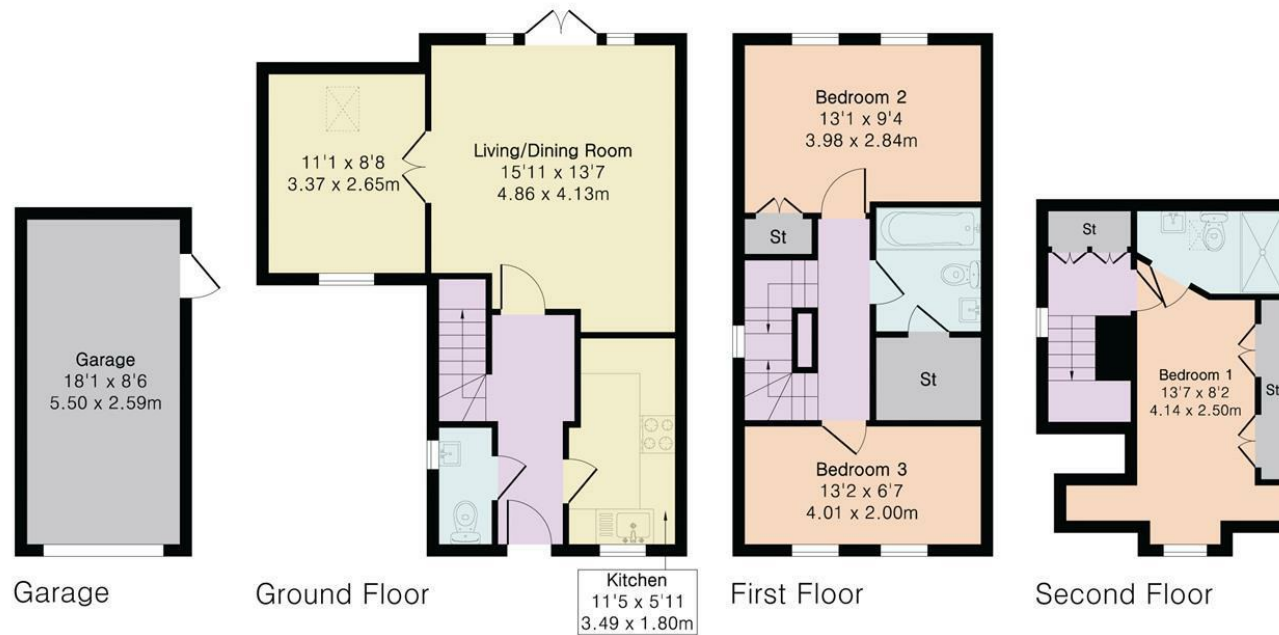
Approximate Gross Internal Area 1198 sq ft - 112 sq m

Ground Floor Area 469 sq ft – 44 sq m

First Floor Area 364 sq ft – 34 sq m

Second Floor Area 212 sq ft – 20 sq m

Garage Area 153 sq ft – 14 sq m



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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