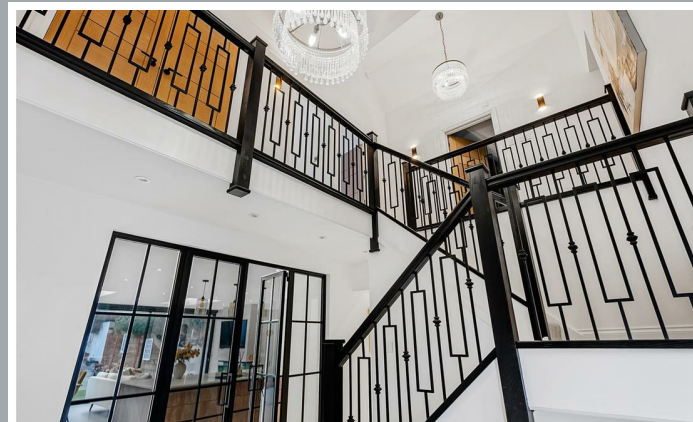




26, Hoe Lane, Ware
SG12 9NU
Offers Over £1,500,000



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26 Hoe Lane, Ware, Herts, SG12 9NU

An outstanding and completely remodelled 5/6 bedroom detached contemporary home located in this highly sought after southside location. The stylish accommodation which has been finished to an exceptionally high standard comprises of a galleried entrance hall with downstairs wc, a good size living room and a large open plan kitchen with frameless glass doors opening on the gardens with a separate utility room. In addition on the ground floor, there is a study, large games room and a shower room which would alternatively make an excellent self contained annexe. On the first floor, there are 5 bedrooms along with 2 en-suites and a family bathroom. Externally, the plot has benefited from extensive landscaping including excellent entertaining spaces within the south facing garden, a large garage, detached gymnasium/outbuilding and ample driveway parking.

Beautifully positioned in an elevated setting on Ware's prestigious south side, this property enjoys a highly desirable location within easy reach of the renowned Presdales School, the vibrant town centre, and Ware's mainline station. Direct rail links to London Liverpool Street and Tottenham Hale make this an ideal base for commuters, along with easy access to the A10 and A414 trunk roads.



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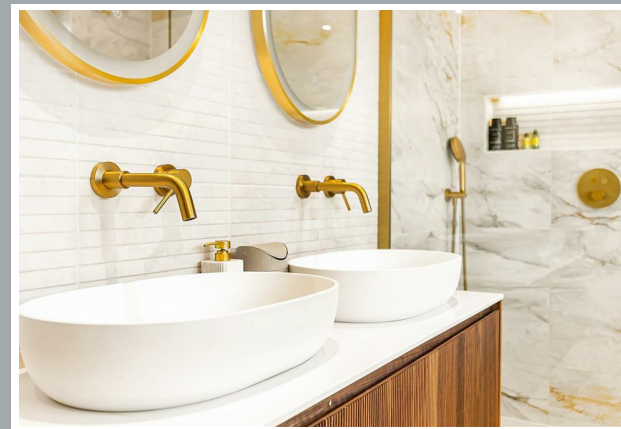
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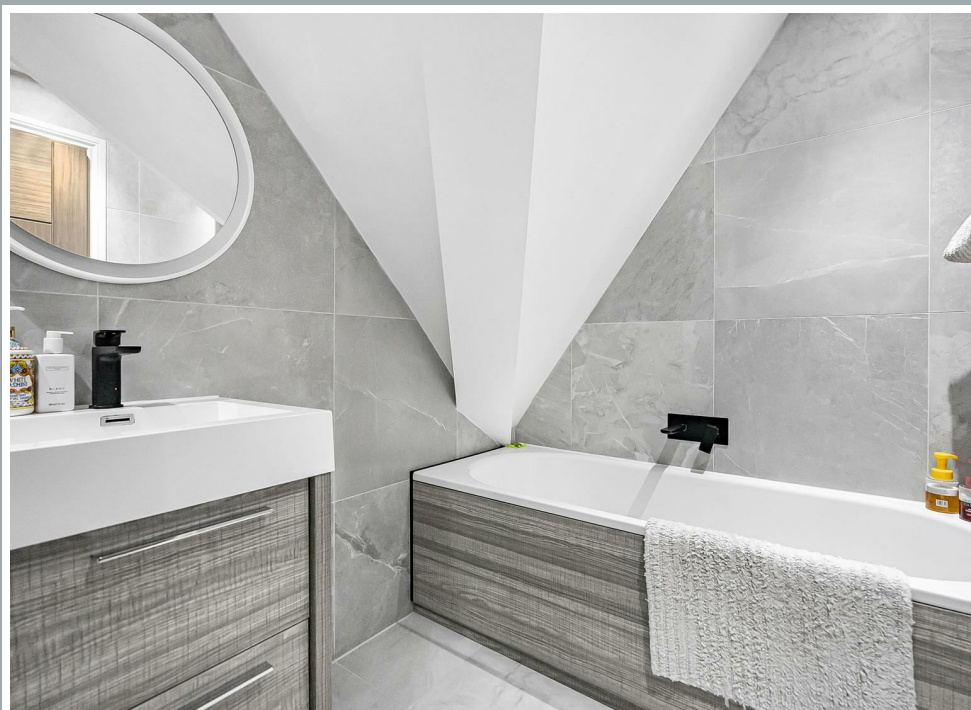
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**Approximate Gross Internal Area 2513 sq ft - 234 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1502 sq ft - 140 sq m

First Floor Area 1011 sq ft - 94 sq m

Garage Area 398 sq ft - 37 sq m

Outbuilding Area 177 sq ft - 16 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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