



1, Garden Terrace, Chapmore End  
SG12 0QX

Guide Price £650,000



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## 1 Garden Terrace, Crouchfield, Chapmore End, Herts, SG12 0QX

A well presented and deceptively large four bedroom house situated within a delightful setting in a quiet location at the end of a private road. The property offers enviable views over the rolling countryside yet is only two miles from both Hertford and Ware town centres and associated travel, shopping and leisure facilities. The ground floor benefits from a large entrance hallway, newly fitted modern kitchen/breakfast room with granite worktops, a large lounge and separate dining room both with door leading out to the garden. The first floor comprises of four good size bedrooms and a family bathroom and separate shower room. The property also benefits from well proportioned front and rear gardens that are mainly laid to lawn with shrubs and borders. Off street parking spaces situated to the front of the home with the added benefit of an Integral garage.

Chapmore End offers convenient access to the A602, connecting you to the A1M to the north and the A10 to the south. The larger towns of Ware and Hertford are almost equidistant and provide excellent shopping facilities, great schools (including primary, secondary, and private schooling), and superb transport links to London Moorgate, Liverpool Street, and London Victoria. In addition to its convenient location, Chapmore End offers a range of local amenities, including the village pub, The Woodman. Nearby Thundridge boasts more pubs and the Hanbury Manor Golf and Country Club Hotel is a short drive away.





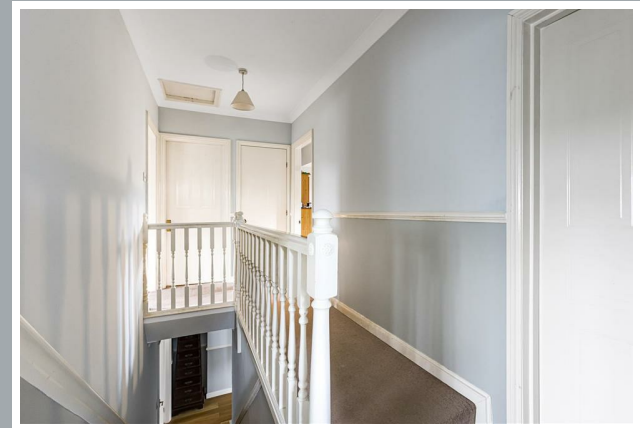
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**Approximate Gross Internal Area 2017 sq ft - 180 sq m  
(Including Garage)**

Ground Floor Area 1077 sq ft – 100 sq m

First Floor Area 940 sq ft – 87 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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