



Roughways, Chapmore End, Nr Ware

SG12 0HF

Asking Price £1,250,000



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## Roughways Chapmore End, Nr Ware, Herts, SG12 0HF

**\*\*OFFERED CHAIN FREE\*\***

Set in the desirable village of Chapmore End, this substantial six-bedroom detached family home occupies a generous plot and offers excellent scope for modernisation and extension (subject to the usual planning consents). The property provides spacious and versatile accommodation throughout, ideal for modern family living. To the ground floor, there are three well-proportioned reception rooms, offering flexibility for both entertaining and everyday use, including a large living room, a formal dining room, a cosy snug/playroom, and an additional study for those working from home. Furthermore, there is a separate kitchen/dining room with access to a utility room for added practicality. Upstairs, the property boasts six bedrooms and three bathrooms, providing ample space for growing families or those seeking additional guest or home office accommodation. One of the standout features is the extensive countryside views visible from all of the bedroom windows. Externally, the home truly excels, with a beautiful rear garden, perfect for outdoor entertaining and family enjoyment, along with a substantial frontage that offers an attractive approach and ample parking, with the added benefit of a double garage to the side of the house.

Situated in the charming hamlet of Chapmore End, the property enjoys a peaceful semi-rural setting while remaining conveniently close to both Hertford and Ware. Both offering a wide range of amenities including shops, cafés, restaurants, and mainline train stations with direct links into London. Nearby Bengoe is a particularly sought-after residential area, well-regarded for its community feel and excellent schooling options. The surrounding countryside provides an abundance of scenic walks and outdoor pursuits, while excellent road links via the A10 and A414 ensure easy access to London, the M25, and surrounding towns. Rail services are available from both Hertford North railway station and Hertford East railway station, offering regular and convenient routes into the capital.



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Approximate Gross Internal Area 3249 sq ft - 301 sq m  
 (Excluding Garage & Garden Room)  
 Ground Floor Area 1619 sq ft - 150 sq m  
 First Floor Area 1630 sq ft - 151 sq m  
 Garage Area 594 sq ft - 55 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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