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A better home  
moving experience



75 Ware Road  
Hertford, SG13 7ED

Price Guide £1,350,000



## 75 Ware Road

Hertford, SG13 7ED

A substantial five bedroom semi-detached Victorian home, occupying a prime position along one of Hertford's most prestigious roads and offering in excess of 3,000 sq ft of versatile accommodation arranged over four floors.

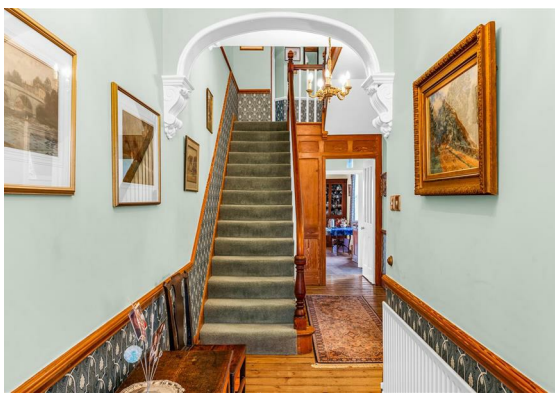
This impressive home is rich in character, with a wealth of original features including fireplaces, high ceilings and a beautiful bay fronted dining room, all blended with the space and layout required for modern family living.

The ground floor offers a number of well proportioned reception spaces, including a separate living room, an elegant dining room to the front, and a breakfast room which leads through to the kitchen and conservatory. From here, doors open out onto a large rear garden, creating an ideal setup for both everyday living and entertaining. A basement level provides useful additional storage along with a downstairs WC.

Upstairs, the accommodation continues to impress. The first floor offers three generous double bedrooms, serviced by two family bathrooms, while the second floor provides two further double bedrooms, making the house perfectly suited to growing families or those needing flexible space.

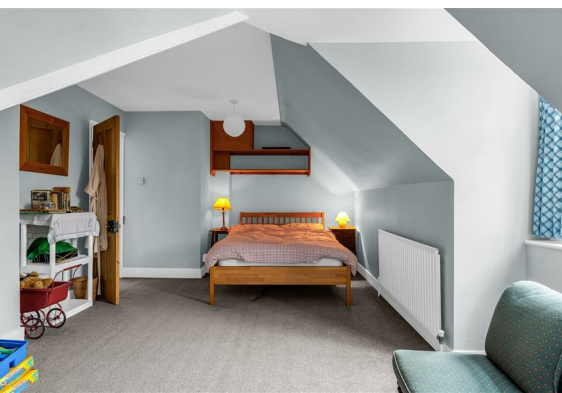
Externally, the property benefits from a substantial rear garden and a driveway providing off street parking. A former stable block, now used as a garage, also offers further potential with additional space above lending itself to a variety of uses.

Ware Road is widely regarded as one of Hertford's premier addresses, ideally positioned within walking distance of Hertford town centre, Hertford East station and a selection of highly regarded schools.





- Substantial five bedroom semi-detached Victorian home
- Over 3,000 sq ft of accommodation arranged over four floors
- Positioned on one of Hertford's most prestigious roads
- Wealth of original features including fireplaces, bay window and high ceilings
- Multiple reception rooms including living room, dining room and breakfast room
- Kitchen leading through to conservatory with access to the rear garden
- Five double bedrooms and two family bathrooms
- Basement level with storage and downstairs WC
- Large rear garden, driveway and former stable block/garage with additional space above
- Walking distance to Hertford town centre, Hertford East station and highly regarded schools



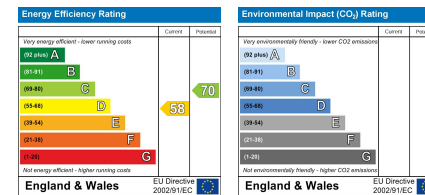
# Floor Plan



## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: [enquiries@shepherdsfhertford.co.uk](mailto:enquiries@shepherdsfhertford.co.uk)