



310C, Ware Road, Hertford

SG13 7ER

Guide Price £515,000



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## 310C Ware Road, Hertford, SG13 7ER

\*\*\*\*CHAINFREE\*\*\*\* Steven Oates are pleased to present this fantastic opportunity to purchase this three-double bedroom family home which is conveniently positioned for easy access to Hertford & Ware Town Centre. Built approximately 4 years ago, this deceptively spacious home has been well-designed with spacious rooms and modern accommodation spread across three floors. As you step in, you are welcomed through a useful porch area before heading into the spacious living room. On the ground floor, there is an entrance hallway leading to a study, ground floor cloakroom and a modern fitted kitchen at the rear of the property with french doors leading straight out onto the garden. On the first floor, there is a lounge and bedroom 3. On the second floor, there are two further double bedrooms and family bathroom. The master bedroom benefits from an en-suite shower room. Externally, there is a low maintenance South facing rear garden and rear pedestrian access. There is also two allocated parking spaces to the rear. Internal viewing highly recommended - by appointment only.

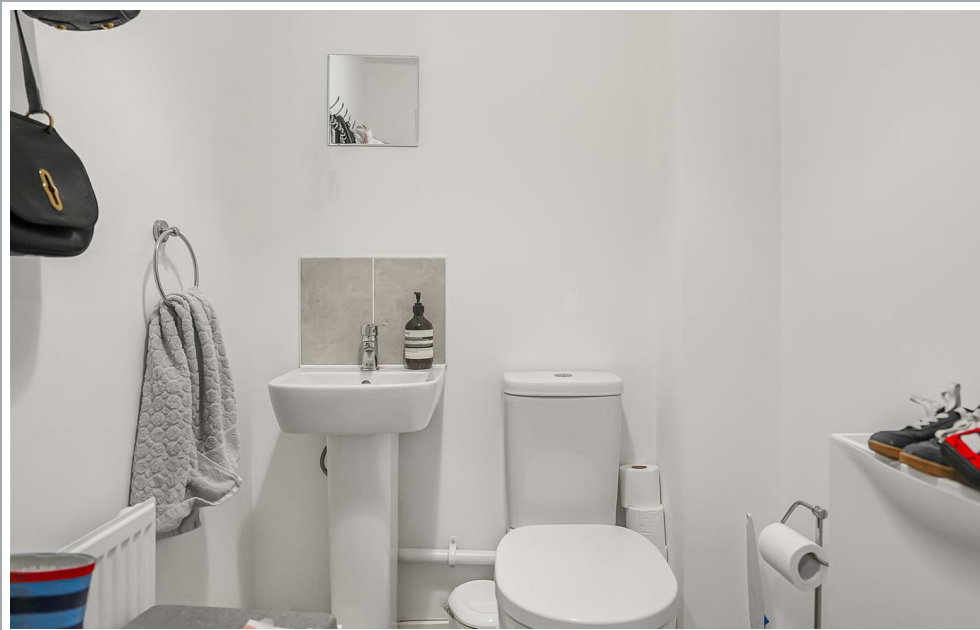
This property is located along the popular Ware Road on the eastern side of Hertford with the SG13 postcode preferred for schooling. Hartham Meads are a short distance away providing amazing views and excellent riverside walks. Hertford town centre is approximately (1m) away providing a wide choice of shops, restaurants, bars, coffee shops and much more. Hertford's favoured schooling for all ages are also close by, as is Hartham Common and the River Lea which offers a beautiful green space to enjoy. For the commuters, Hertford East station is approximately (1m) away providing services to London's Liverpool Street.



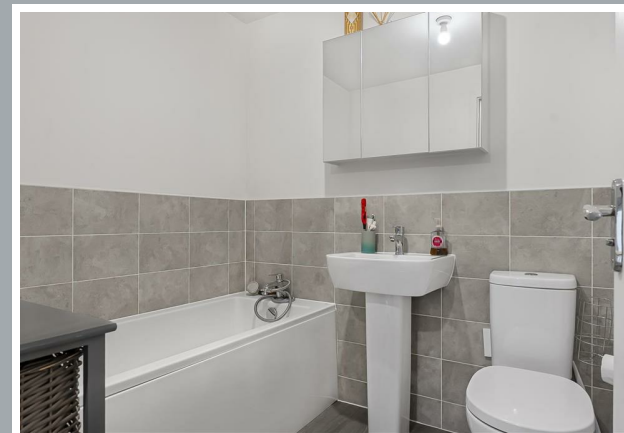


70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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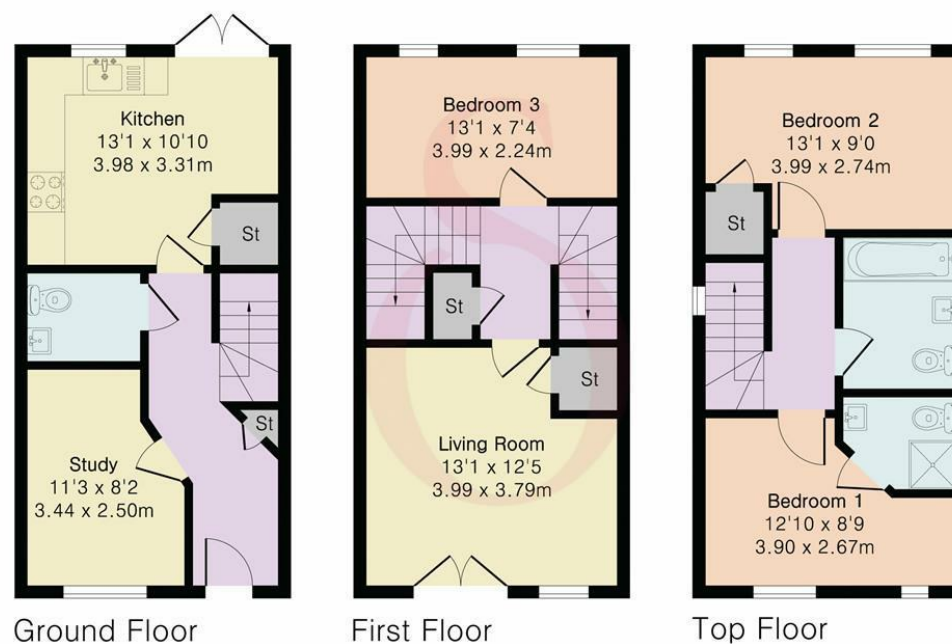
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## Approximate Gross Internal Area 1083 sq ft - 102 sq m

Ground Floor Area 361 sq ft – 34 sq m

First Floor Area 361 sq ft – 34 sq m

Top Floor Area 361 sq ft – 34 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.



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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