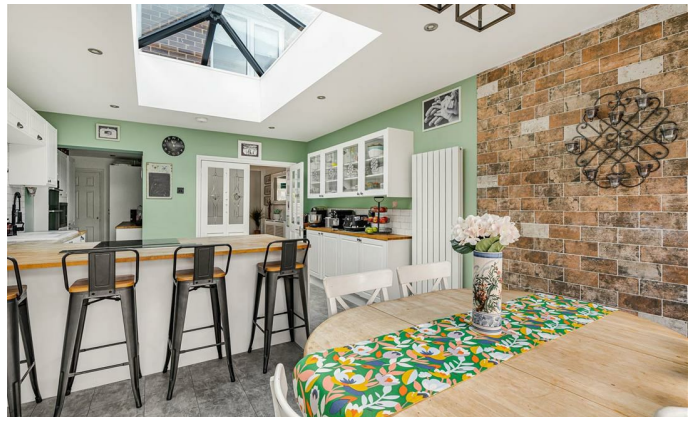


11, Grove Road, Ware
SG12 7HS

Offers In Excess Of £550,000

stevenoates.com







11 Grove Road, Ware, Herts, SG12 7HS

An impressive four-bedroom family home, thoughtfully extended to provide versatile and spacious accommodation. Ideally positioned in a sought-after cul-de-sac, the property is within easy reach of well regarded local schools and beautiful open countryside. The ground floor features a comfortable living room that flows into a separate playroom, together with a generous kitchen and dining area. Bifold doors open onto the garden, while an atrium-style skylight and distinctive circular window fill the space with natural light. A utility room, cloakroom/WC and internal access to the integral garage complete this floor. Upstairs, there are four bedrooms, including a principal bedroom with an en-suite shower room, as well as a modern family bathroom. To the front, a block-paved driveway offers off-road parking and leads to the garage. The rear garden is designed for easy maintenance, with a spacious patio, built-in seating and an artificial lawn. Ware town centre provides a wide variety of shops, cafés, bars and restaurants, along with a mainline railway station offering direct services to London Liverpool Street.

Grove Road is situated 1.2 miles away from Ware rail station providing links into Londons Liverpool Street via Tottenham Hale. Ware Town Centre offers a choice of supermarkets, boutique shops, coffee shops and restaurants. The River Lee runs through the town centre and boasts scenic walks towards Hertford to the West and Broxbourne to the South.

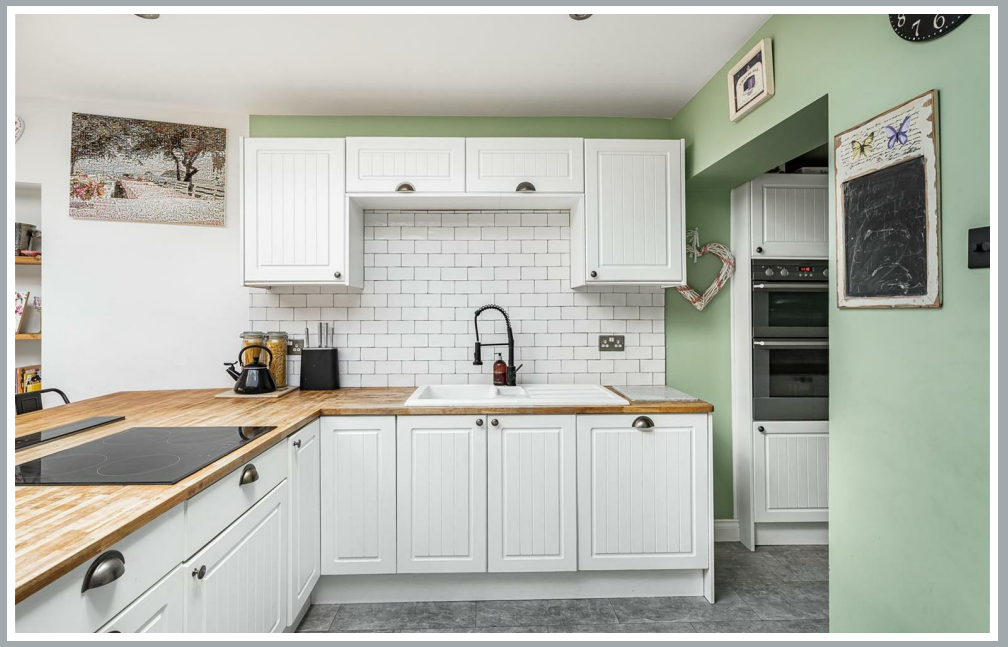


70 Fore Street, Hertford, Hertfordshire, SG14 1BY





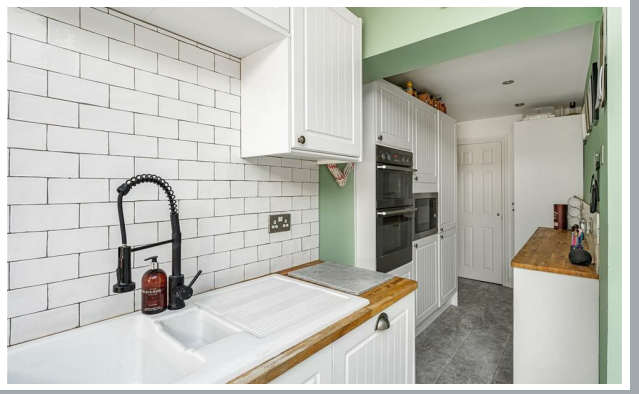




70 Fore Street, Hertford, Hertfordshire, SG14 1BY











70 Fore Street, Hertford, Hertfordshire, SG14 1BY

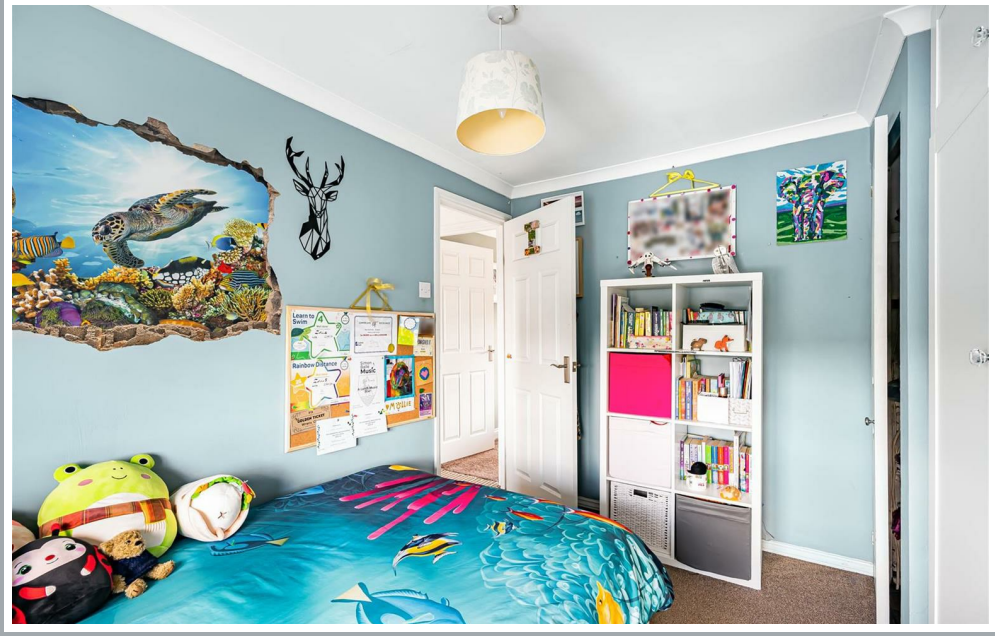


70 Fore Street, Hertford, Hertfordshire, SG14 1BY









70 Fore Street, Hertford, Hertfordshire, SG14 1BY





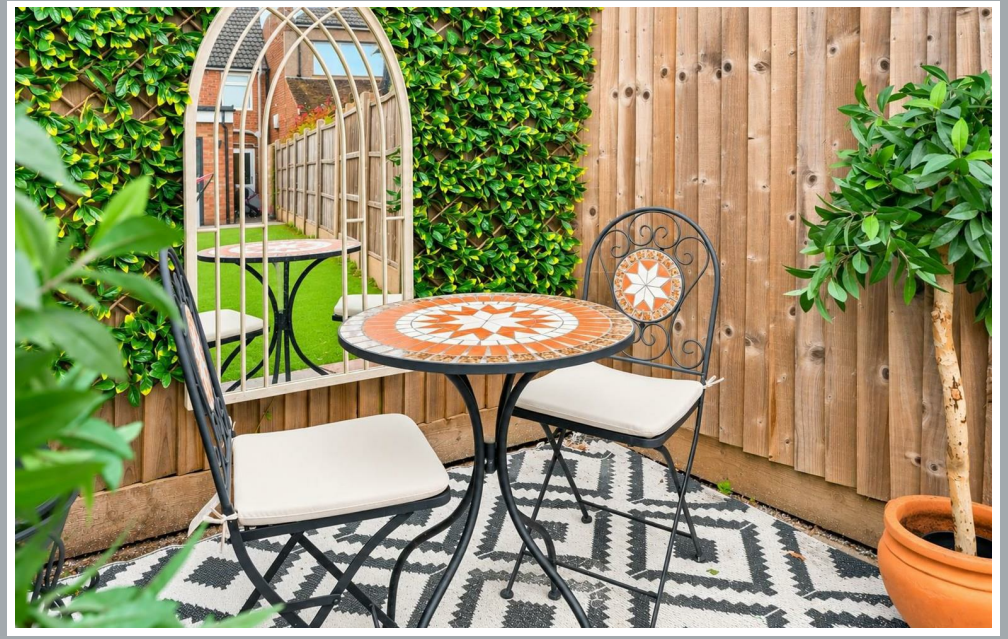




70 Fore Street, Hertford, Hertfordshire, SG14 1BY











70 Fore Street, Hertford, Hertfordshire, SG14 1BY



Ground Floor
Area: 75.3 m² ... 811 ft²

First Floor
Area: 49.5 m² ... 533 ft²

Total Area: 124.9 m² ... 1344 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

stevenoates.com