



28, Queens Road, Ware  
SG12 7DN  
Offers Around £395,000



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## 28 Queens Road, Ware, Herts, SG12 7DN

\*\*\*\*CHAIN FREE\*\*\*\* A well-presented three-bedroom end-of-terrace home, ideally located on a popular residential street in the heart of Ware. The property offers excellent potential for further extension, subject to the usual planning consents and provides approximately 966 sq ft of well-proportioned accommodation arranged over two floors. The ground floor comprises two reception rooms and a fitted kitchen, while the first floor offers three generously sized bedrooms, a cloakroom, and a shower room. Externally, the property benefits from off-street parking and a mature rear garden.

The property is located within a popular residential area offering convenient access to Ware town centre which provides an excellent choice of shops, coffee shops and restaurants and also Ware Town train station which has fast services to London's Liverpool Street.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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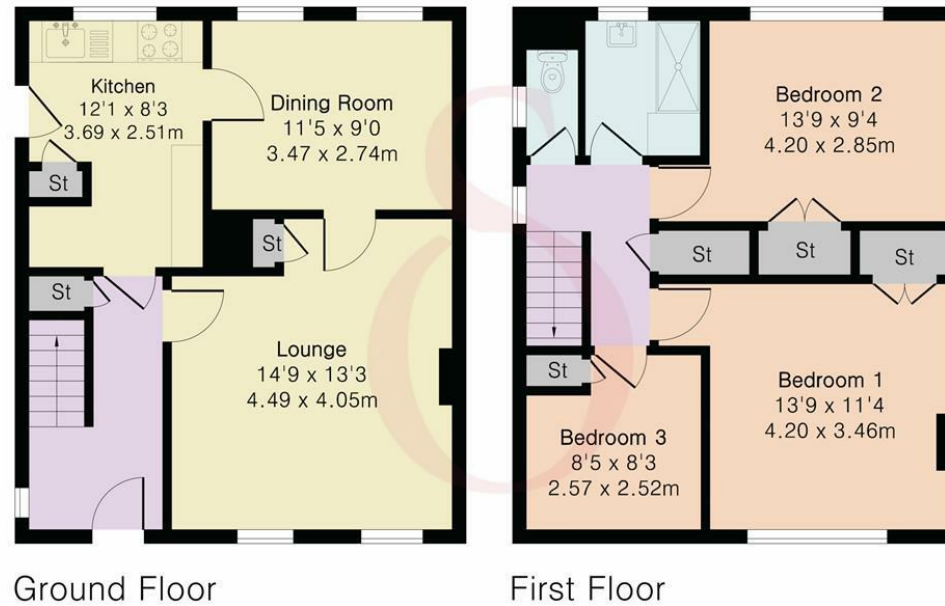


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## Approximate Gross Internal Area 966 sq ft - 90 sq m

Ground Floor Area 483 sq ft – 45 sq m

First Floor Area 483 sq ft – 45 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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