



50 Homefield Road, SG12 7NG

- Guide Price £525,000 Freehold

A beautifully presented and significantly improved three-bedroom family home, ideally positioned in a quiet cul-de-sac and within easy reach of local amenities, Ware High Street, railway station and regarded schools.

Extended and thoughtfully upgraded by the current owners, the property offers well-planned accommodation throughout, including an enclosed entrance porch, guest cloakroom/WC, versatile study/playroom, spacious living room and an impressive, beautifully fitted kitchen/dining room with direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, served by a modern family bathroom.

Externally, the property benefits from a private rear garden, off street parking and a garage with power and light connected, situated en-bloc.

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Enclosed Entrance Porch: Upvc double glazed construction. Panel radiator. Door to:

Reception Hall: Stairs rising to first floor. Radiator in decorative cover. Wood effect flooring.

Guest Cloakroom/W.C: Modern suite: Low flush w.c. with concealed cistern. Vanity wash hand basin. Chrome heated towel rail. Complementary tiling to walls and floor. Upvc double glazed frosted window.

Study/Playroom - 2.71m x 2.47m (8'10" x 8'1") Upvc double glazed window to front. Radiator. Wood effect flooring.

Living Room - 5.3m x 4.8m (17'4" x 15'8") Spacious room with an attractive fire surround housing a modern coal effect gas fire. Deep under stairs storage cupboard. Two radiators. High level frosted double glazed window. Being part open-plan, there is ample borrowed natural light coming from the adjoining dining area.

Kitchen/Dining Room: A superb addition to the house, featuring a double-glazed rear window and bi-folding doors opening onto the garden. Thoughtfully designed, with a roof lantern providing plentiful natural light that filters through the house. Fitted with a range of modern wall, base and larder units, complemented by seamless 'Corian' worksurfaces and a matching peninsula with overhang creating a breakfast bar. Inset one-and-a-half bowl sink with mixer tap. Integrated dishwasher and washing machine. Space for an American-style fridge freezer and large 1000mm-wide range-style cooker (may be available by separate negotiation). Brushed steel illuminated extractor hood above. Modern vertical radiator and wood effect flooring.

First Floor: Spacious landing with doors off to bedroom accommodation and family bathroom. Recessed cupboard. Loft access hatch with pull-down ladder.

Bedroom - 3.71m x 2.58m (12'2" x 8'5") Measured up to fitted furniture. Upvc double glazed window to front. Radiator. Comprehensive range of built-in bedroom furniture including; wardrobe cupboards, dressing table, bedside cabinets and over bed storage.

Bedroom - 3.56m x 2.59m (11'8" x 8'5") Upvc double glazed window to rear. Radiator.

Bedroom - 2.58m x 2.11m (8'5" x 6'11") Upvc double glazed window to rear. Radiator.

Bathroom: Fitted with a white suite: Panel enclosed corner bath. Over bath 'Mira' electric shower and curved glazed screen. Low flush w.c. Vanity wash hand basin with storage below. Chrome heated towel rail. Fully tiled walls. Frosted double glazed window.

Exterior: The front of the property benefits from off road parking.

Rear Garden: Landscaped, private rear garden with paved patio, lawn area and raised beds. Gated side access takes you out to the parking/garage block.

Garage - 4.73m x 2.47m (15'6" x 8'1") Up and over door. Power and light connected.

Services: Mains water, sewerage, electricity and gas central heating to radiators. Gas fired boiler is housed in the loft. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



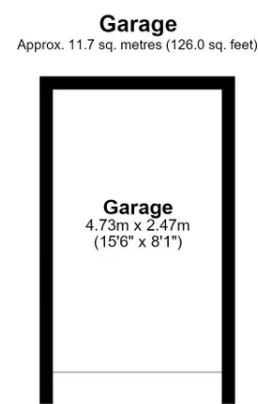
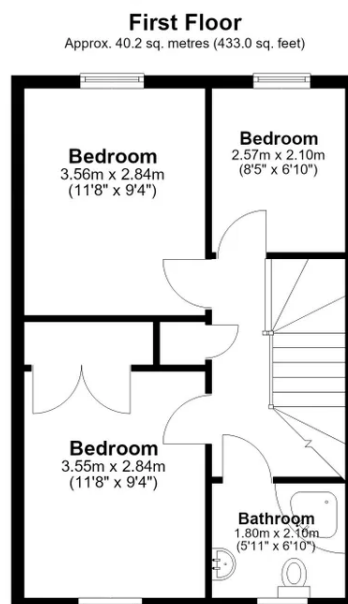
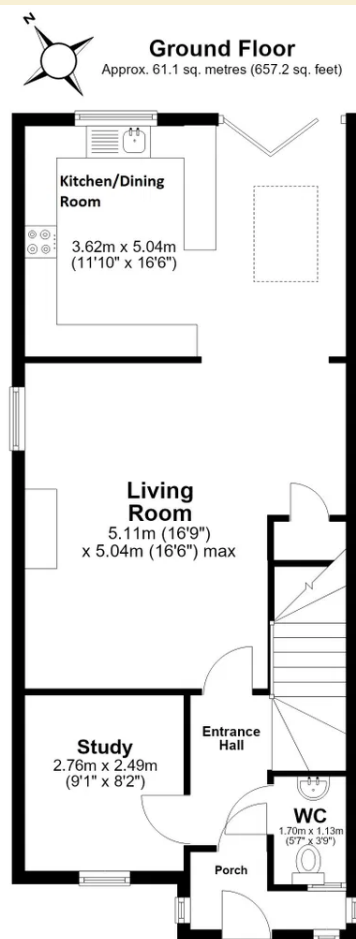


Stanstead Abbots - Sales

14 High Street Stanstead Abbots Herts SG12 8AB



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Total area: approx. 113.0 sq. metres (1216.1 sq. feet)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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