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A better home
moving experience



54 Hoe Lane

Ware, SG12 9NZ

Guide Price £1,100,000



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Ware, SG12 9NZ

SOLD BY SHEPHERDS - Chain Free - Situated in a prime Ware location, this substantial four bedroom detached family home offers over 3,000 sq ft of accommodation, a garden extending over 100ft and huge potential for a purchaser looking to create a long-term family home.

The ground floor offers an excellent amount of flexible living space, comprising a generous living room, formal dining room, separate office, kitchen, conservatory and downstairs bathroom. A particular benefit is the impressive 37ft garage, providing extensive parking and storage whilst also offering further potential depending on a buyer's requirements.

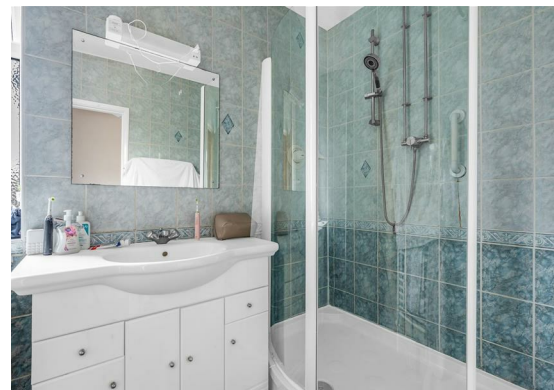
Upstairs, the sense of space continues with four genuine double bedrooms. The particularly generous principal bedroom could comfortably be reconfigured to create an additional bedroom, potentially making this a five bedroom home. Two of the bedrooms also benefit from their own en-suite bathrooms.

Externally, the property sits on an excellent plot with a large driveway providing ample off-street parking and a substantial rear garden extending over 100ft. The garden enjoys a particularly open outlook, backing directly onto the playing fields of Hertford Rugby Club rather than neighbouring gardens.

Hoe Lane is ideally positioned for family life, within easy reach of Ware town centre, Ware station and the highly regarded Presdales School, whilst also offering convenient access to the A10.

With its exceptional proportions, generous plot and considerable scope to modernise and reconfigure, this is a rare opportunity to create an impressive family home in one of Ware's most convenient locations.

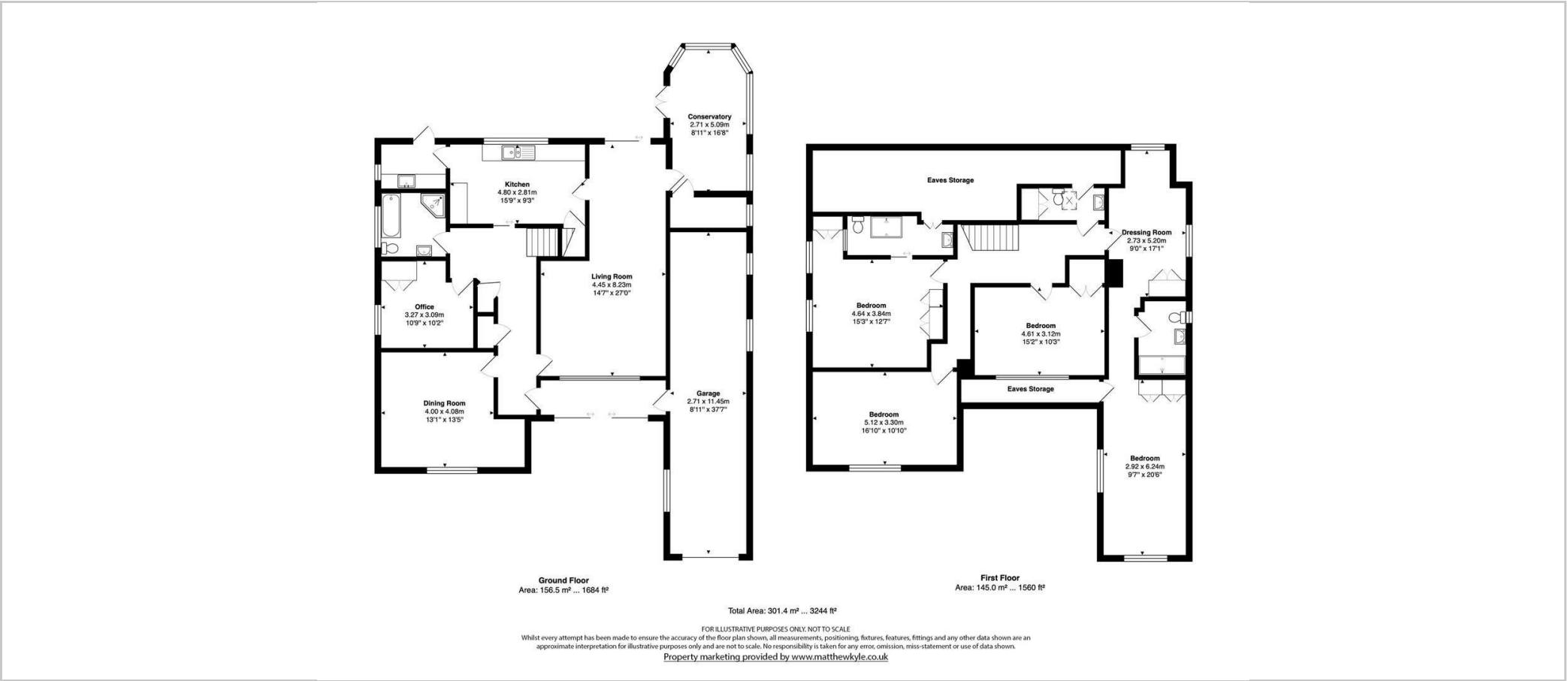




- Substantial detached family home
- Over 3,000 sq ft of accommodation
- Four genuine double bedrooms
- Potential to create five bedrooms
- Two en-suite bathrooms
- Rear garden extending over 100ft
- 37ft garage
- Large driveway with ample parking
- Close to Ware town centre, station & Presdales School



Floor Plan

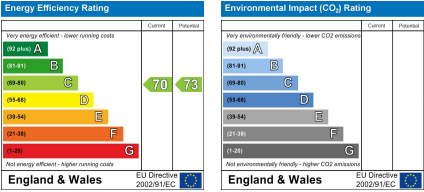


Viewing

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

Tenure
Freehold
Council Tax Band:
G

Energy Performance Graph



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