

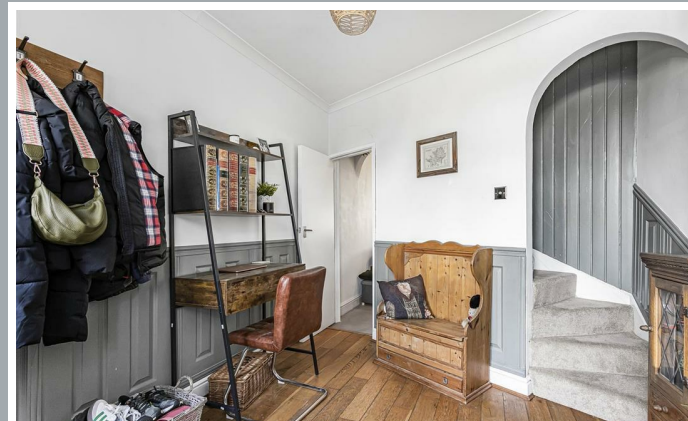


38, Bowling Road, Ware
SG12 7EQ

Offers In Excess Of £450,000



stevenoates.com



38 Bowling Road, Ware, SG12 7EQ

Steven Oates is delighted to present this beautifully extended three-bedroom mid-terrace character home, ideally located just moments from Ware High Street, train station and its excellent range of amenities. Tastefully modernised to a high standard by the current owners, the property seamlessly blends period charm with contemporary living. The ground floor features a spacious lounge leading into a stunning extended kitchen/diner, complete with doors opening out to the landscaped rear garden perfect for entertaining. Upstairs, the first floor offers two well-proportioned bedrooms and a brand new stylish family bathroom. A standout feature of this home is the newly built second-floor extension, which boasts a generous double bedroom and an elegant open-plan bathroom, creating a luxurious and private retreat. Externally, both the front and rear gardens have been thoughtfully landscaped, providing attractive and low-maintenance outdoor spaces.

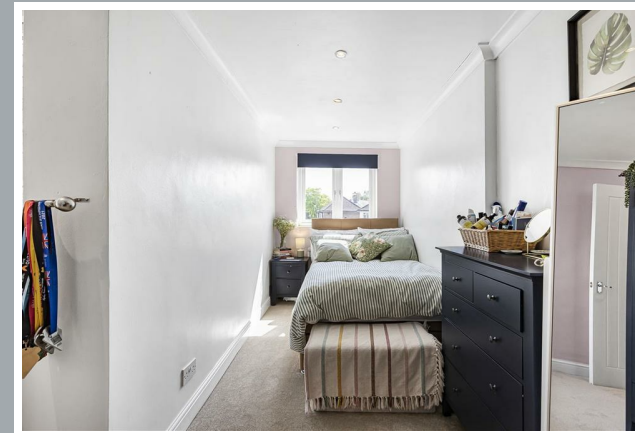
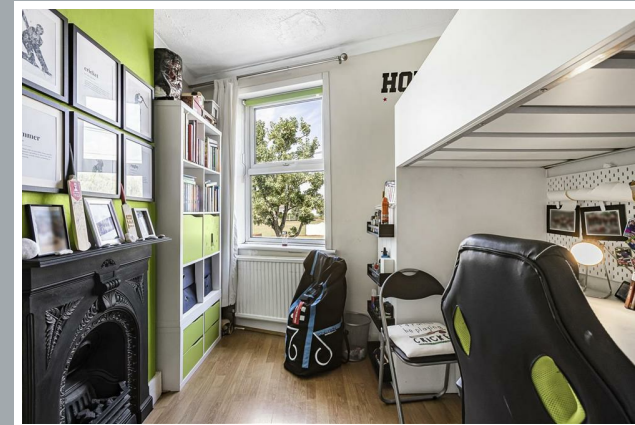
Ware is located off the A10, with the popular town of Hertford just 3 miles away. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter, London is just 20 miles away by car and with very easy access by Ware Train Station to London Liverpool Street.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

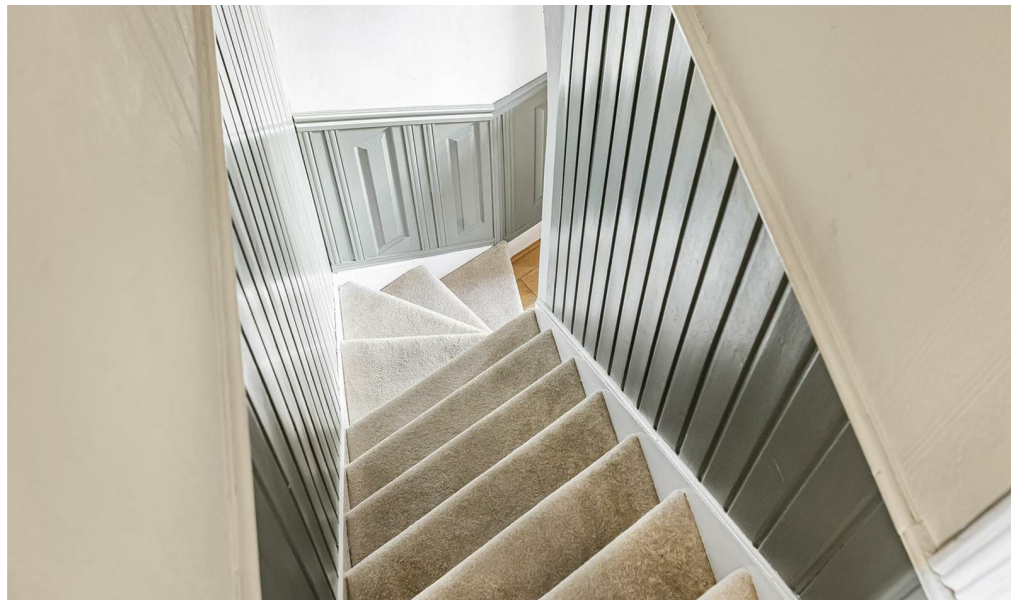


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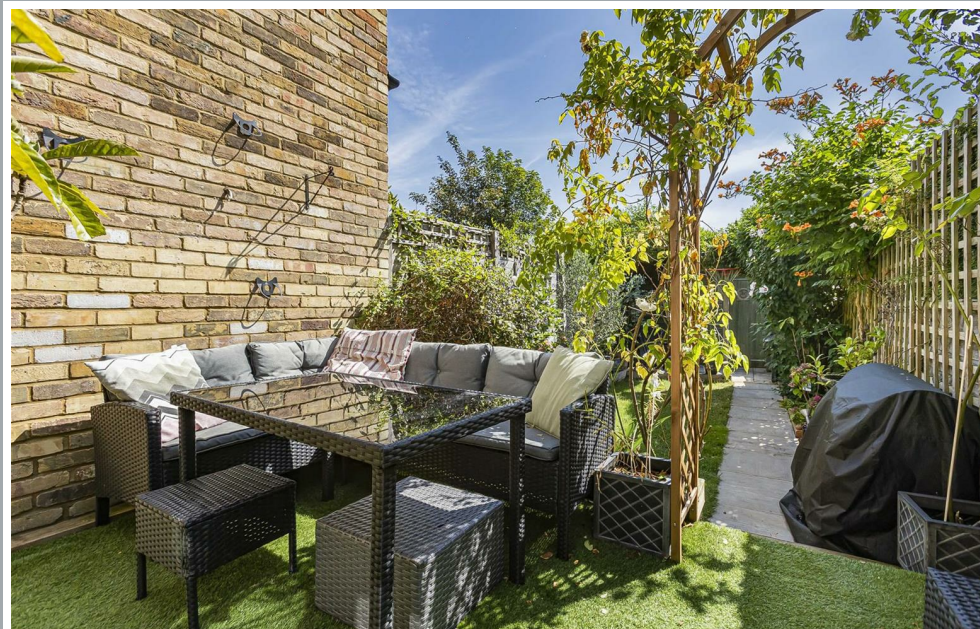
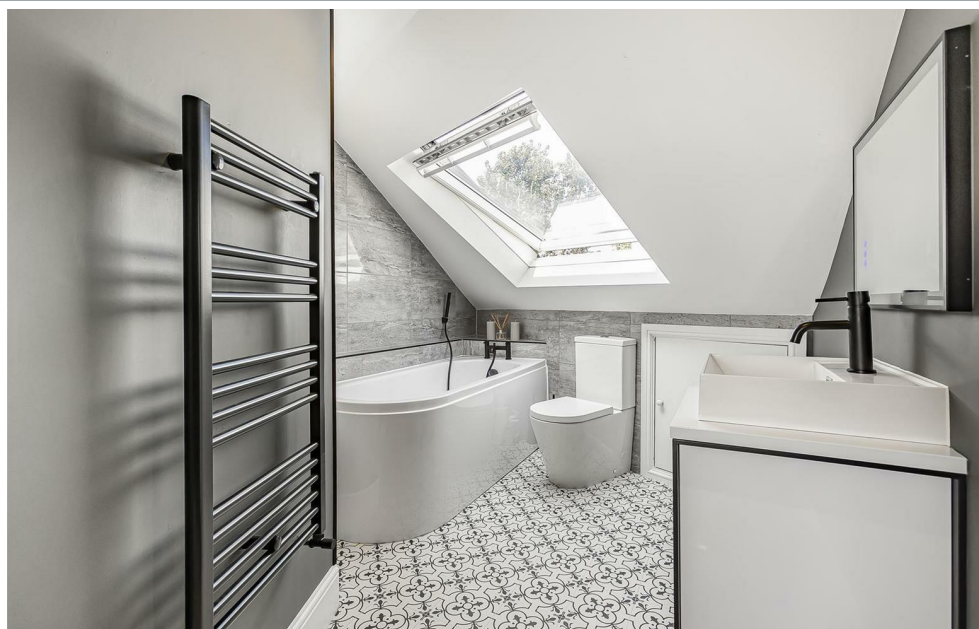


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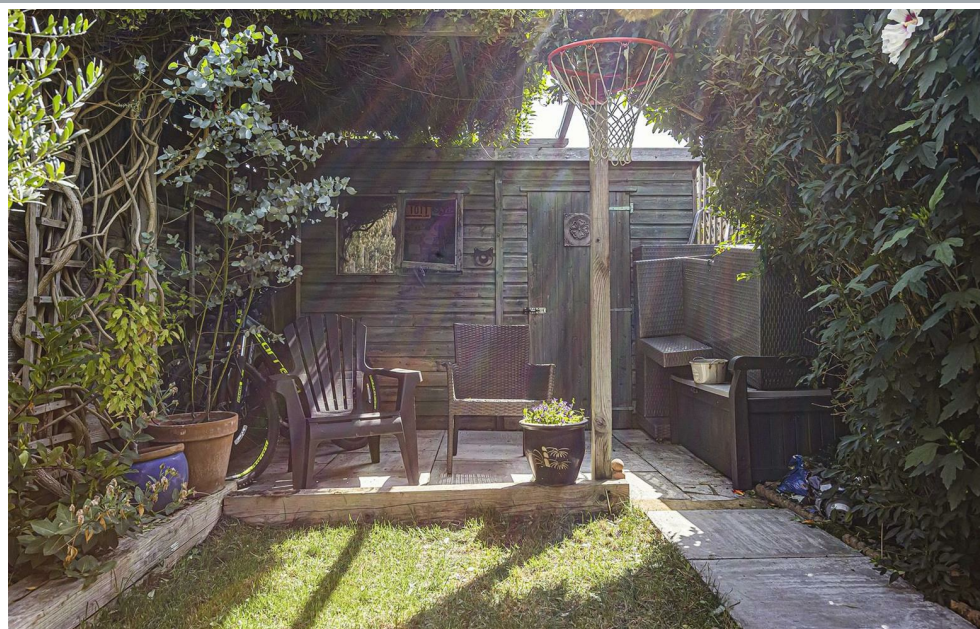




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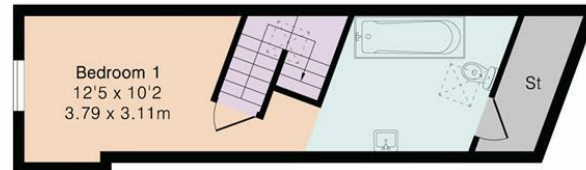
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Approximate Gross Internal Area 953 sq ft - 89 sq m

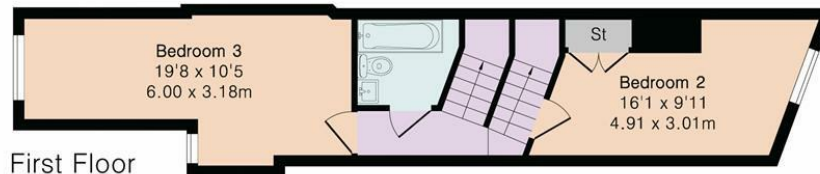
Ground Floor Area 353 sq ft – 33 sq m

First Floor Area 346 sq ft – 32 sq m

Second Floor Area 254 sq ft – 24 sq m



Second Floor



First Floor



Ground Floor



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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