



318, Ware Road, Hertford  
SG13 7PG  
Offers In Excess Of £650,000



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## 318 Ware Road, Hailey, Hertford, SG13 7PG

Steven Oates are pleased to offer this exceptionally well presented 4 bedroom modern built detached family home benefitting from spacious and modern accommodation throughout. The inside of this beautiful home includes a bright & airy entrance hallway, spacious lounge, dining room, kitchen, study and ground floor cloakroom. On the first floor, there are 4 good size bedrooms with an immaculate family bathroom suite. The principle bedroom has an en-suite shower room and ample room for wardrobe space. Outside there is a good size garden for outside enjoyment with access to your own garage with driveway parking in front for a further vehicle.

The property is located within this highly sought after location nestled on the northern outskirts of Hoddesdon, offering easy access to both the A10 and A414 trunk roads.





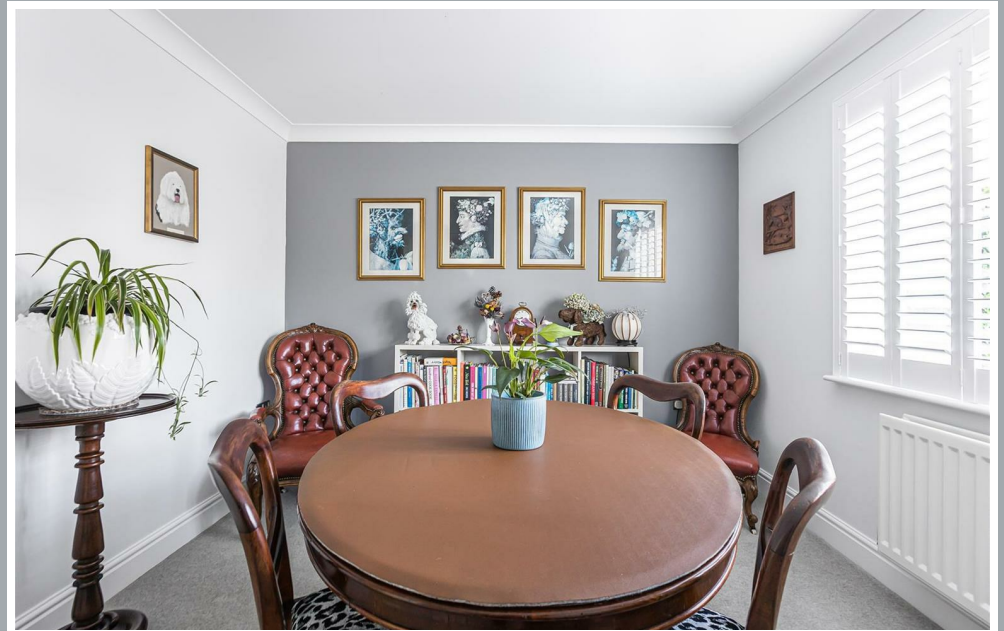
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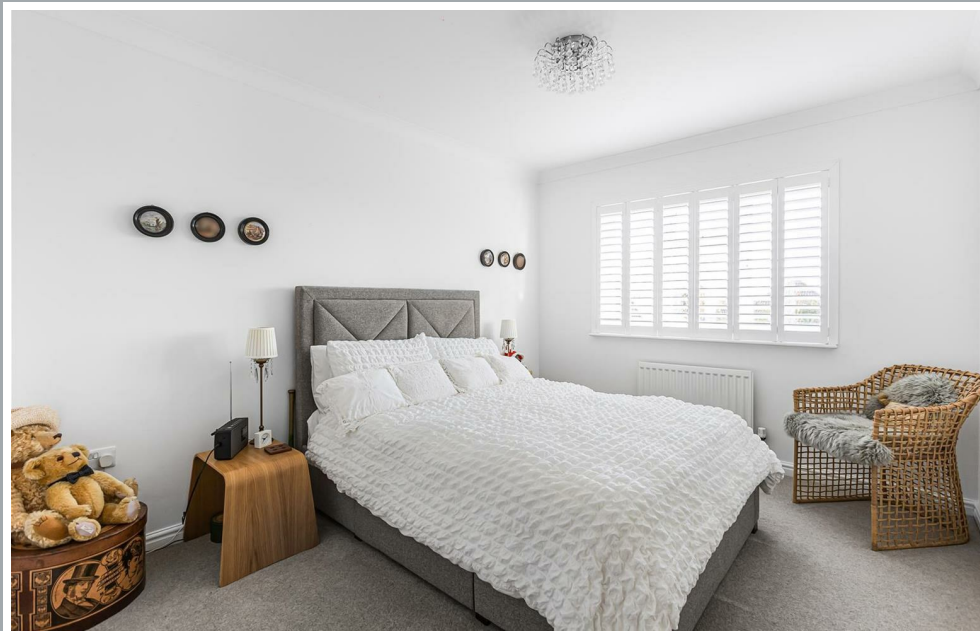
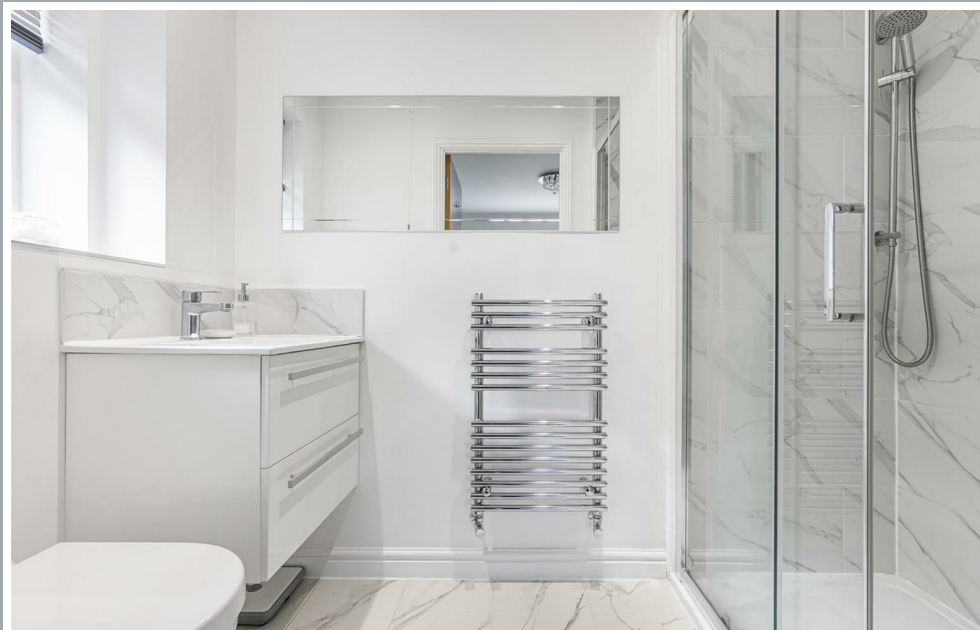
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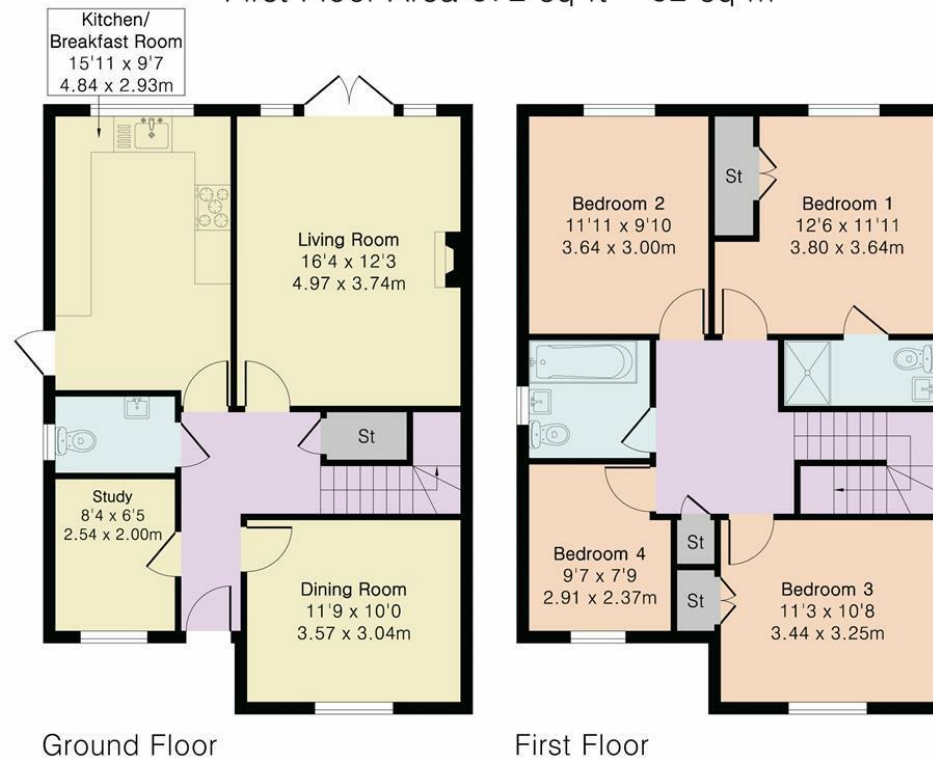
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## Approximate Gross Internal Area 1344 sq ft - 124 sq m

Ground Floor Area 672 sq ft – 62 sq m

First Floor Area 672 sq ft – 62 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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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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