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moving experience



310C Ware Road

Hertford, SG13 7ER

Price Guide £475,000



## 310C Ware Road

Hertford, SG13 7ER

**CHAIN FREE** – A modern and deceptively spacious three double bedroom end terrace townhouse, offering approximately 1,090 sq ft of well-planned accommodation arranged across three floors, together with two allocated parking spaces and a south-facing rear garden.

The ground floor opens into a welcoming entrance hall, with a separate dining room/study providing useful flexibility for home working or family life, alongside a cloakroom/WC. To the rear is a bright kitchen/dining room fitted with a contemporary range of units and benefitting from French doors opening directly onto the garden.

The first floor is centred around a particularly generous living room, with French doors and a Juliet balcony bringing in plenty of natural light. A well-proportioned double bedroom is also situated on this level.

Two further double bedrooms occupy the second floor. The principal bedroom benefits from its own en-suite shower room, while a separate family bathroom serves the remaining bedrooms.

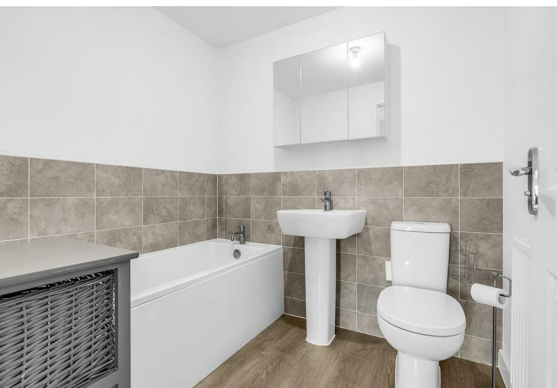
Outside, the property enjoys an enclosed south-facing rear garden with lawn and paved seating areas, together with pedestrian access. Two allocated parking spaces are positioned to the rear.

Conveniently located for access to both Hertford and Ware, this is a practical, modern home offering excellent space for couples and families alike. Offered chain free, with viewing highly recommended.

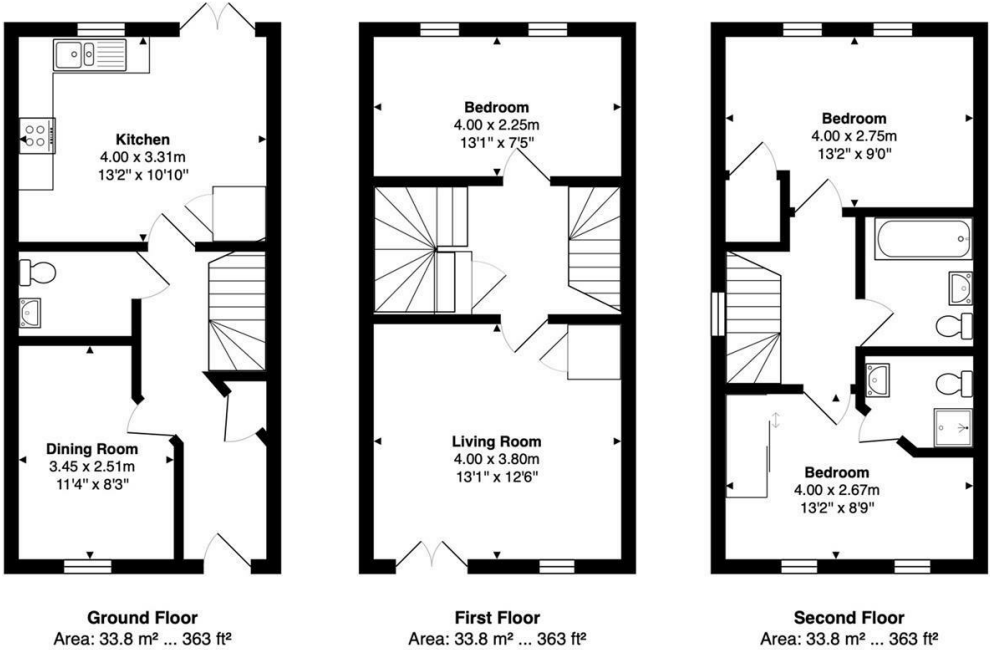




- CHAIN FREE
- Modern three double bedroom townhouse
- Approximately 1,090 sq ft of accommodation
- Spacious accommodation arranged over three floors
- Generous first-floor living room with Juliet balcony
- Modern fitted kitchen/dining room with French doors to garden
- Versatile separate dining room/study
- Principal bedroom with en-suite shower room
- Enclosed south-facing rear garden
- Two allocated parking spaces to the rear



Floor Plan



FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE.  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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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:  
E

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Performance Graph

