



**Ware Road, Hailey Hertford SG13 7PG**

**welcome to**

**Ware Road, Hailey Hertford**

WILLIAM H BROWN are delighted to offer for sale this immaculate FOUR BEDROOM DETACHED FAMILY HOME offering spacious living accommodation throughout boasting 3 RECEPTION ROOMS, GARAGE AND PARKING situated within this sought after location. An early viewing is recommended.



### **Accommodation Comprises**

Feature main front entrance door to:

#### **Impressive Entrance Hall**

Radiator, stairs to first floor, storage cupboard, doors to ground floor cloakroom, study, dining room, lounge and kitchen.

#### **Study**

Window to front aspect, radiator, power points, coving to ceiling.

#### **Dining Room**

Window to front aspect, power points, radiator, coving to ceiling.

#### **Kitchen**

A range of modern wall and base units with ample work surfaces, wall mounted boiler, fitted double oven, hob and extractor fan, integrated dishwasher, plumbing for washing machine, window to rear aspect, door to side providing access to side aspect.

#### **Lounge**

French doors and sidelights leading to rear garden, power points, TV point, radiator, coving to ceiling.

#### **Ground Floor Cloakroom**

Low flush wc, sink unit, window, tiled floor.

#### **First Floor Landing**

Spacious landing with window to side aspect, loft access, door to:

#### **Bedroom 1**

Window to rear aspect, power points, radiator, built in double wardrobes. Door to:

#### **En Suite Shower Room**

Double shower cubicle, sink unit with vanity below, built in low flush wc, chrome towel rail, tiled floor.

#### **Bedroom 2**

Window to rear aspect, power points, radiator,

#### **Bedroom 3**

Window to front aspect, power points, radiator.

#### **Bedroom 4**

Window to front aspect, power points, radiator.

#### **Family Bathroom**

A panelled bath with shower attachment, pedestal wash hand basin, low flush wc, window to side aspect, heated towel rail.

#### **Exterior**

A beautifully landscaped rear garden with patio area, lawned area, flower borders, fenced boundaries. Gate to rear. Garage with additional parking space. Front garden with parking space, small path and flower borders.



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## Ware Road, Hailey Hertford

- Four Bedroom Detached Family Home
- Garage with Parking Space
- Study & Ground Floor Cloakroom
- Family Bathroom & En Suite Shower
- Landscaped Rear Garden
- Parking
- Desirable Location
- Ideal Family Home

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

**£650,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HSD112843 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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