

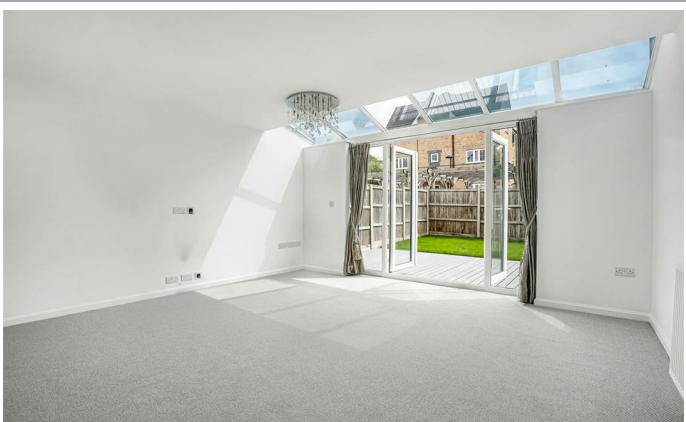


174, Ware Road, Hertford
SG13 7HB

Guide Price £585,000



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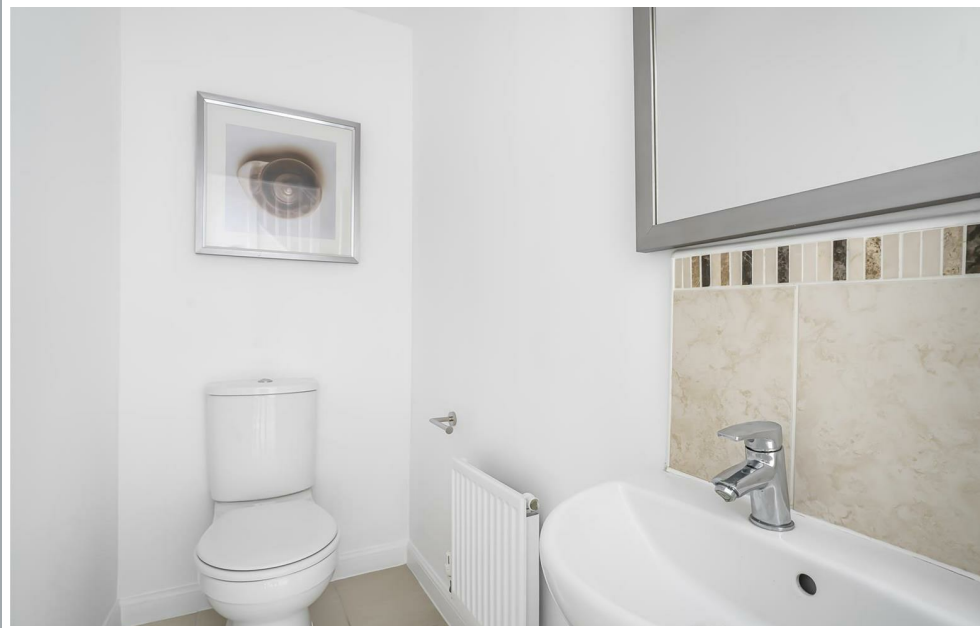
174 Ware Road, Hertford, Herts, SG13 7HB

****CHAIN FREE**** Steven Oates are delighted to offer this immaculate four bedroom semi detached house situated conveniently for Hertford Town Centres multiple shopping facilities and train links into Central London. Arranged over three floors, the property benefits from a luxury master bedroom with en-suite, ground floor cloakroom, kitchen/diner, landscaped South facing rear garden, off street parking for two cars, first floor family bathroom. Internal viewing recommended.

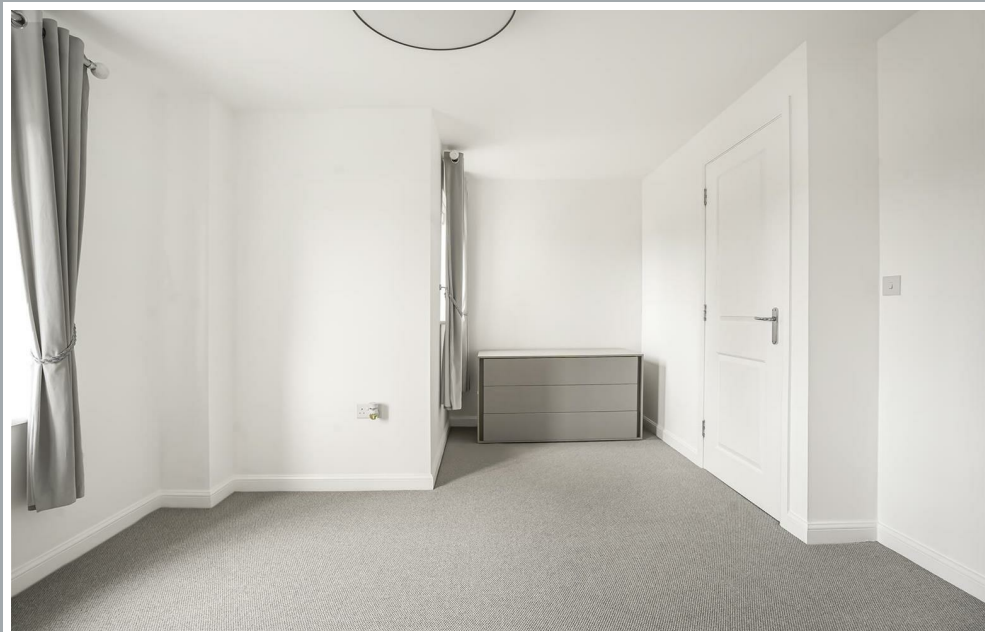
Located on the eastern outskirts of Hertford town centre, the property offers excellent access to Hertford's favoured SG13 schooling, Hertford East mainline train station serving London's Liverpool Street, along with the town centre itself.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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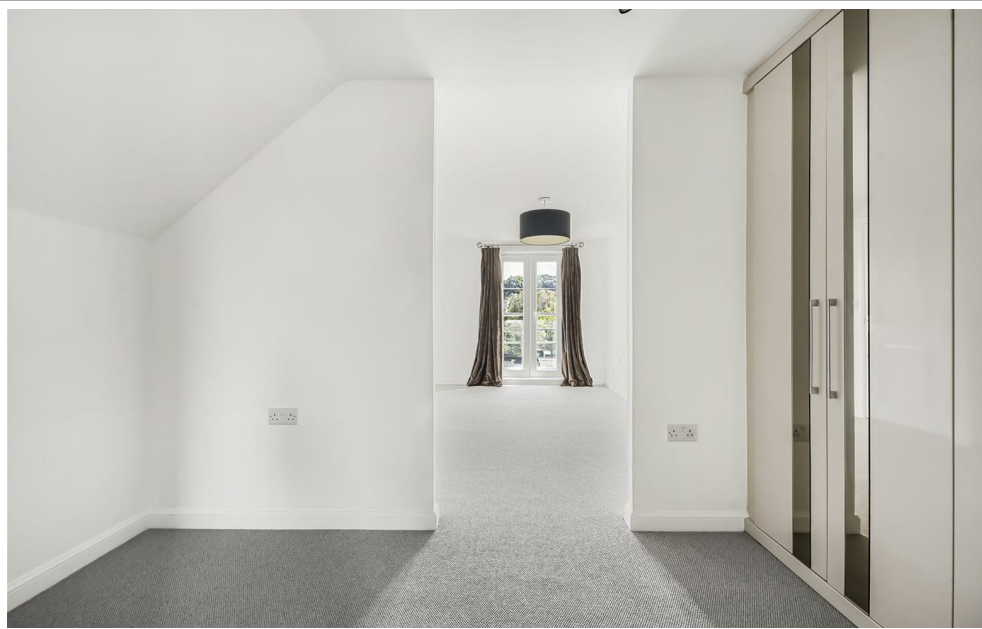


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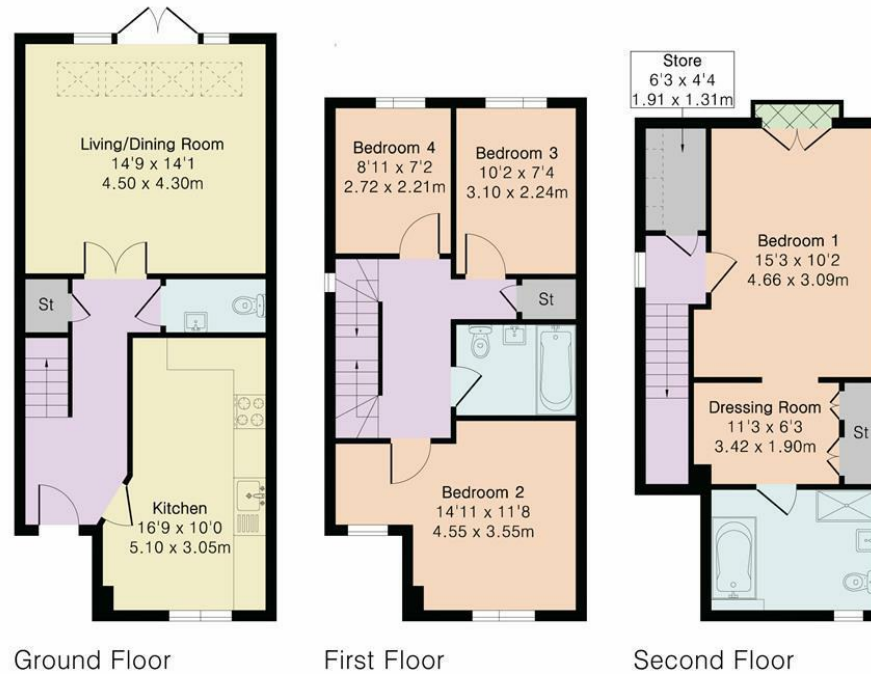
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Approximate Gross Internal Area 1306 sq ft - 121 sq m

Ground Floor Area 488 sq ft – 45 sq m

First Floor Area 430 sq ft – 40 sq m

Second Floor Area 388 sq ft – 36 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.



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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