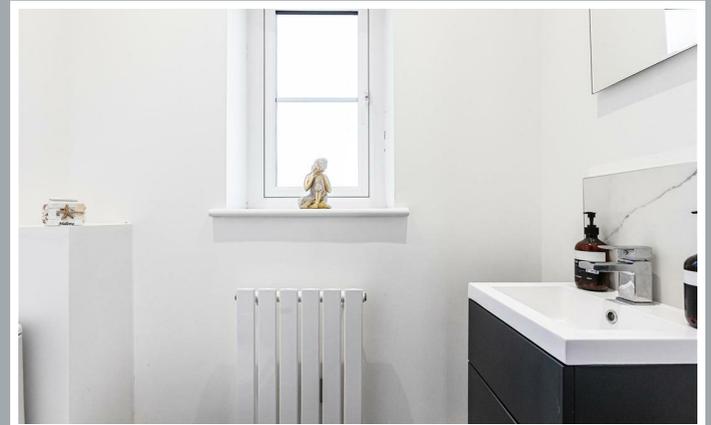




6, Lloyd Place, Ware  
SG12 9FS  
Guide Price £520,000





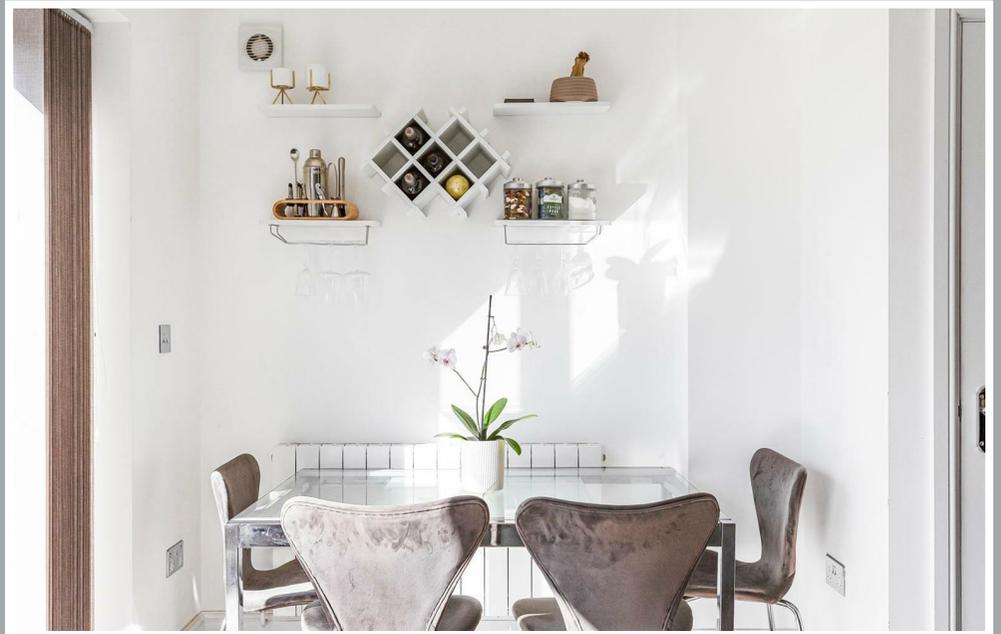
## 6 Lloyd Place, Ware, Hertfordshire, SG12 9FS

Steven Oates are delighted to introduce this outstanding two-bedroom home, set within an exclusive and rarely available private development of just six properties, built circa 2021 to an exceptional standard. This beautifully crafted home combines contemporary design with high-quality finishes, offering elegant and thoughtfully arranged living space. The heart of the home is the stunning kitchen, expertly appointed with premium units and integrated appliances, with striking bi-fold doors that open seamlessly onto the south-facing garden—perfect for modern living and entertaining. A generous living room and stylish cloakroom complete the ground floor. Upstairs, two impressive double bedrooms provide refined and comfortable accommodation. The principal suite enjoys a luxurious en-suite shower room, complemented by a beautifully finished family bathroom. Outside, the property benefits from a private, sun-filled south-facing garden and the convenience of driveway parking to the front and a second allocated space. Perfectly suited to those seeking a turnkey home within a quiet setting, this exceptional property offers both privacy and convenience, just moments from Ware's vibrant town centre and mainline station.

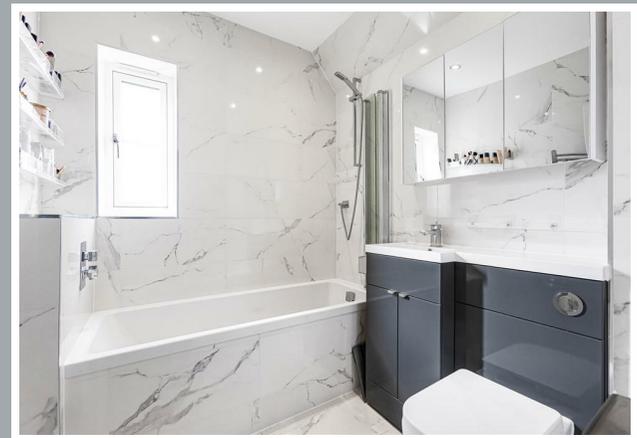
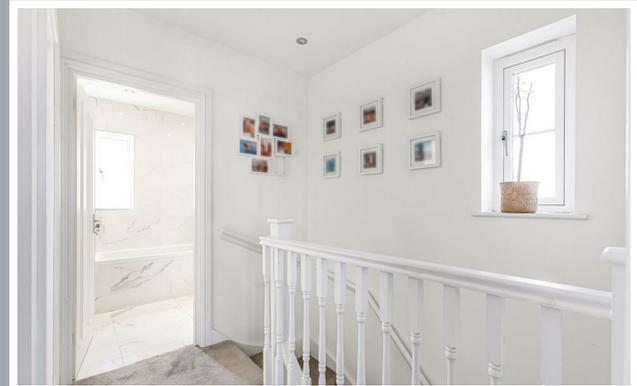
Ideally situated within easy walking distance of Ware High Street, this property enjoys a convenient yet tucked-away position within a private development. The highly regarded Ware railway station is just a short distance away, providing regular direct services into London Liverpool Street, making it ideal for commuters. Ware town centre is also within close proximity, offering a charming selection of independent shops, cafés, restaurants, and public houses, along with everyday amenities. The area is well served by excellent road links, including the A10, providing access to both Hertford and London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

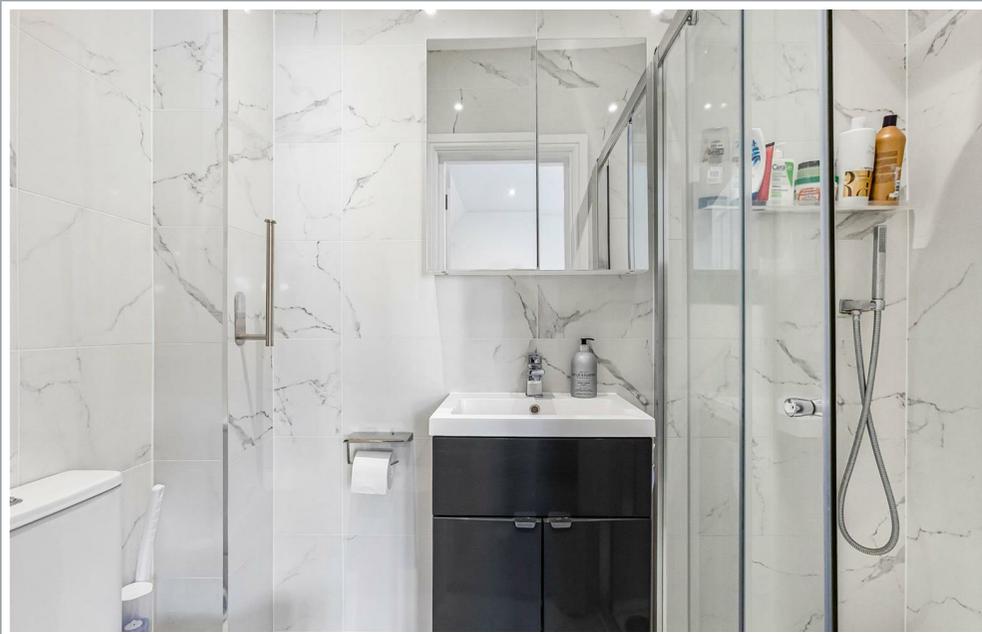


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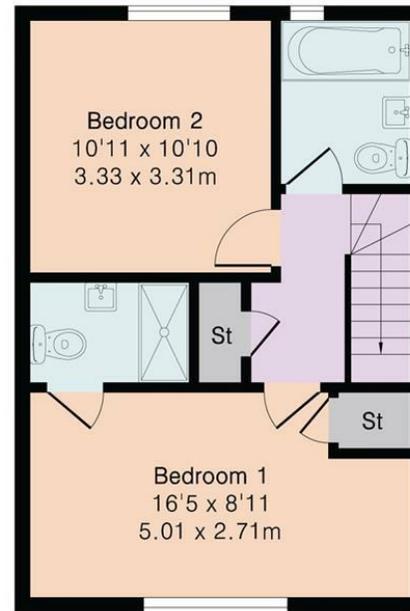
**Approximate Gross Internal Area 876 sq ft - 82 sq m**

Ground Floor Area 460 sq ft – 43 sq m

First Floor Area 416 sq ft – 39 sq m



Ground Floor



First Floor

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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