



**Ware Road, Hertford, SG13 7HB**

## Welcome to Ware Road, Hertford

This larger-than-average, well-proportioned four-bedroom semi detached terraced family home arranged over three floors and is presented in excellent decorative order throughout. Designed with modern family living in mind, the property offers generous and versatile accommodation. The ground floor features a stylish modern kitchen/diner/breakfast room positioned to the front of the property, providing an ideal space for everyday living and entertaining. There is also a convenient downstairs cloakroom and a spacious rear reception room with a partial glass roof and benefits from direct access to the home's own private, secluded, and low-maintenance rear garden. On the first floor, there are three well-appointed bedrooms served by a contemporary family bathroom. The second (top) floor is dedicated to an impressive master suite, complete with a walk-in dressing area and a larger-than-average four-piece en-suite family bathroom, offering a luxurious retreat. Externally, the property benefits from allocated rear parking for two vehicles. Ideally located, the home is close to Hertford East railway line and Hertford town centre, and falls within the catchment area for highly regarded local schools, making it an excellent choice for families and commuters alike.



## -Accommodation Overview-

### Entrance Hall

### Downstairs Cloakroom

### Lounge

15' 1" x 14' 1" ( 4.60m x 4.29m )

### Kitchen

16' 10" x 10' 2" ( 5.13m x 3.10m )

### -First Floor Landing-

### Bedroom Two

14' 11" x 11' 8" ( 4.55m x 3.56m )

### Bedroom Three

10' 1" x 7' 4" ( 3.07m x 2.24m )

### Bedroom Four

9' x 7' 3" ( 2.74m x 2.21m )

### Bathroom

### -Top Floor-

### Bedroom One

15' 4" x 12' 10" ( 4.67m x 3.91m )

### Dressing Room

12' x 6' 6" ( 3.66m x 1.98m )

### En-Suite Shower Room

### -Exterior-

### Rear Garden

### Parking:

Two allocated parking spaces available.

### Agent Notes:

Please note there is a service charge of £400 p.a for maintaining the private road at rear.



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welcome to

## Ware Road, Hertford

- Four Bedroom Semi-Detached Family Home
- En-Suite Bathroom To Master Bedroom
- Family Bathroom
- Two Allocated Parking Spaces
- Low Maintenance Rear Garden

Tenure: Freehold

EPC Rating: C

Council Tax Band: E



Total floor area 125.5 m<sup>2</sup> (1,350 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

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Property Ref:  
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