



308d, Ware Road, Hertford  
SG13 7ER  
Guide Price £515,000



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## 308d Ware Road, Hertford, Herts, SG13 7ER

A three-double bedroom family home which is conveniently positioned for easy access to Hertford & Ware Town Centre. Built approximately 4 years ago, this deceptively spacious home has been well-designed with spacious rooms and modern accommodation spread across three floors, totalling 966 sq ft. On the ground floor, there is an entrance porch leading to the lounge, ground floor cloakroom, kitchen/diner and stairs leading to the first floor. The kitchen has french doors leading to the sunny South facing rear garden. On the first floor, there are two double bedrooms with a family bathroom. On the second floor, the master bedroom is 21'. Externally, the garden is low maintenance South and has rear pedestrian access. There is also two allocated parking spaces to the rear. Internal viewing highly recommended - by appointment only.

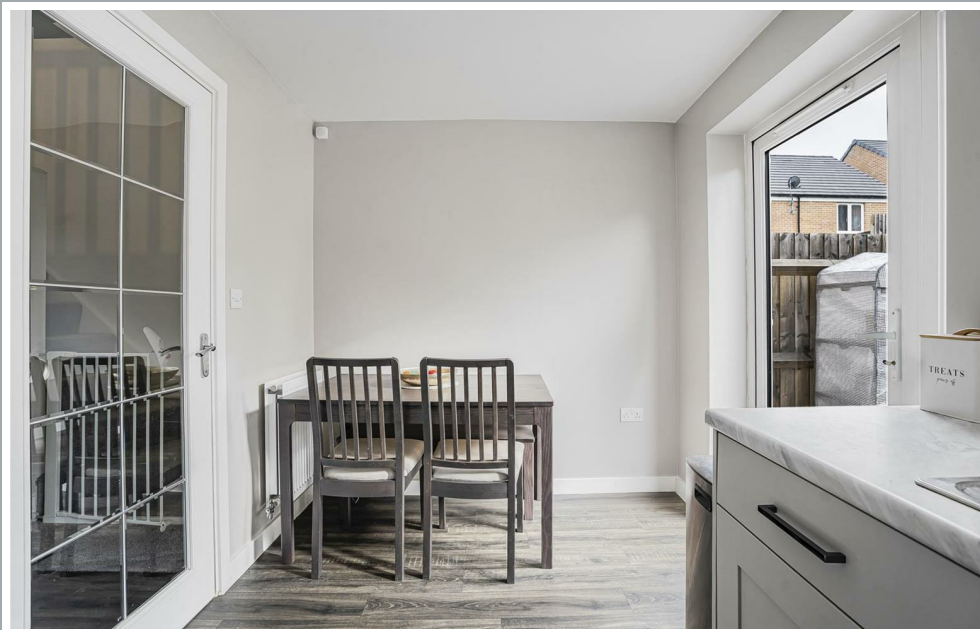
This property is located along the popular Ware Road on the eastern side of Hertford with the SG13 postcode preferred for schooling. Hartham Meads are a short distance away providing amazing views and excellent riverside walks. Hertford town centre is approximately (1m) away providing a wide choice of shops, restaurants, bars, coffee shops and much more. Hertford's favoured schooling for all ages are also close by, as is Hartham Common and the River Lea which offers a beautiful green space to enjoy. For the commuters, Hertford East station is approximately (1m) away providing services to London's Liverpool Street.





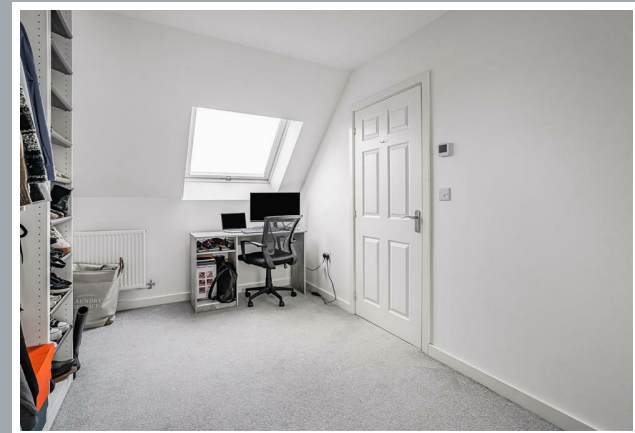
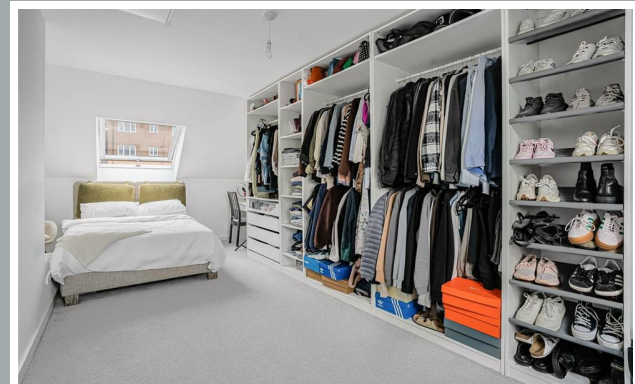
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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**Approximate Gross Internal Area 966 sq ft - 89 sq m**

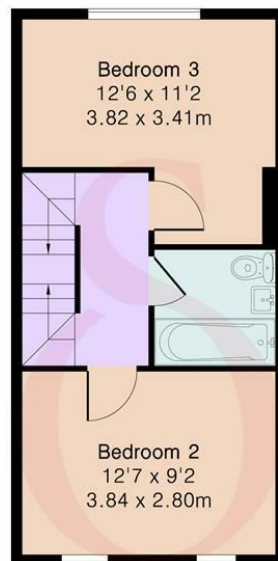
Ground Floor Area 357 sq ft – 33 sq m

First Floor Area 335 sq ft – 31 sq m

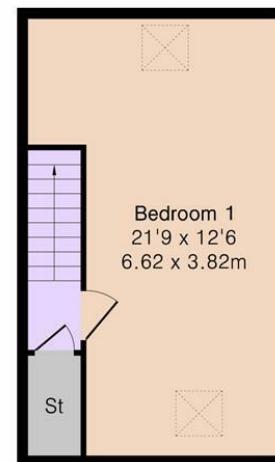
Second Floor Area 274 sq ft – 25 sq m



Ground Floor



First Floor



Second Floor



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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