



206, Ware Road, Hertford  
SG13 7HB  
Guide Price £650,000



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## 206 Ware Road, Hertford, SG13 7HB

A beautifully appointed 3 bedroom semi-detached Victorian home located conveniently on the eastern side of Hertford. The beautiful accommodation comprises of a entrance hall, bay fronted living room, dining room and a separate well equipped kitchen. On the first floor, there are 2 good size bedrooms, a bathroom & en-suite shower room, whilst on the top floor there is another good size bedroom. Externally, the front garden is paved for low maintenance with side access to the enclosed rear garden, which is laid to lawn with a paved patio and timber shed. Viewing is highly recommended to fully appreciate this beautiful character home.

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.



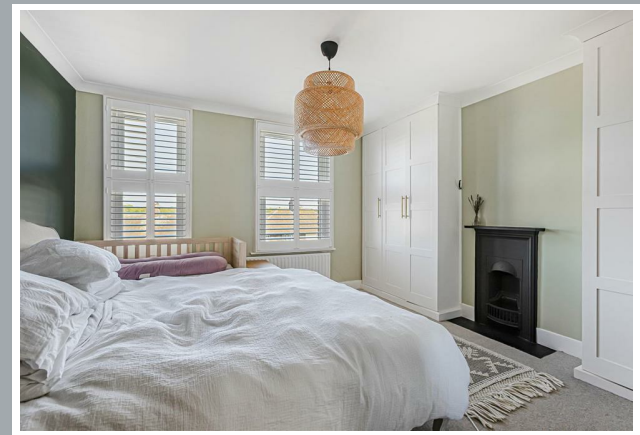
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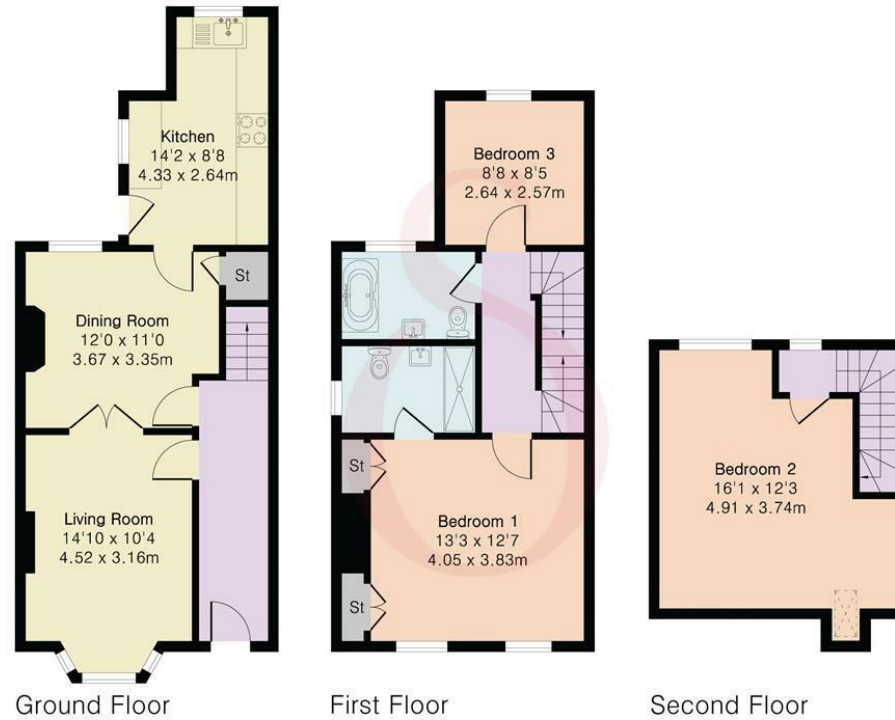
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**Approximate Gross Internal Area 1182 sq ft - 110 sq m**

Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 448 sq ft – 42 sq m

Second Floor Area 247 sq ft – 23 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.



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