



18 Cambridge Road Cottages, High Road, High Cross
SG11 1BD
Asking Price £535,000



stevenoates.com



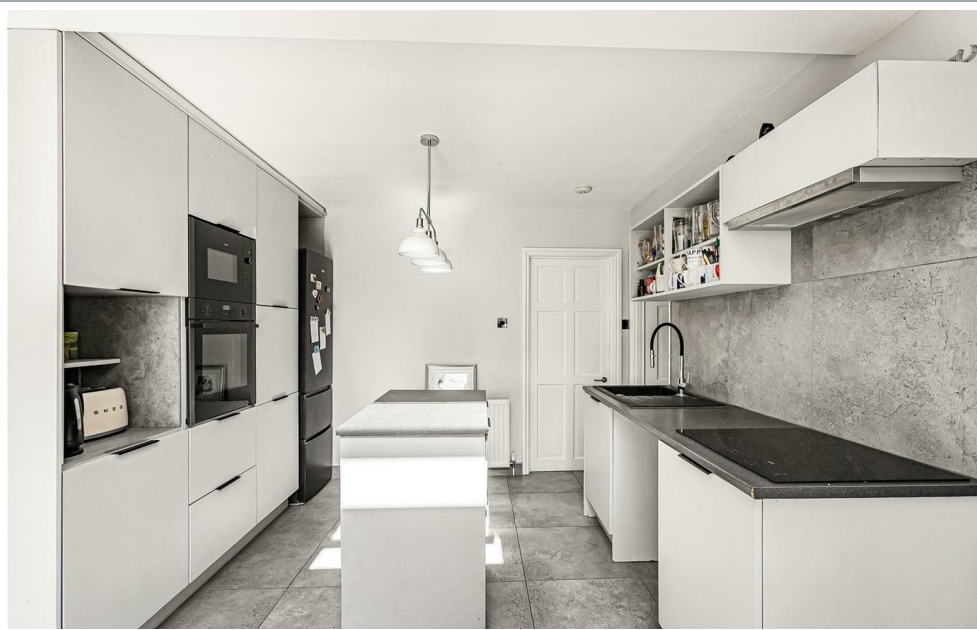
18 Cambridge Road Cottages High Road, High Cross, Hertfordshire, SG11 1BD

Steven Oates are delighted to offer this beautifully presented three-bedroom semi-detached family home, ideally positioned within a highly sought-after village location on the outskirts of Ware. Enjoying stunning views across open farmland to the rear, this attractive home offers spacious and versatile accommodation throughout, perfectly suited to modern family living. The ground floor comprises an entrance porch, a generous living room, a convenient downstairs cloakroom and a useful utility room. Undoubtedly the centrepiece of the home is the impressive open-plan kitchen/dining/family room, forming part of a thoughtfully designed rear extension. This bright and spacious area provides an exceptional setting for everyday family life as well as entertaining, with plenty of room for dining, relaxing and socialising. Upstairs, the property offers three well-proportioned bedrooms and a stylish, contemporary family bathroom. Externally, the home continues to impress with a beautifully landscaped rear garden enjoying a wonderful outlook over the surrounding countryside. To the front, there is off-street parking for several vehicles, while to the rear a substantial triple garage provides excellent storage, workshop space or potential for a variety of uses. The property also offers further scope for extension and enhancement, subject to the necessary planning consents.

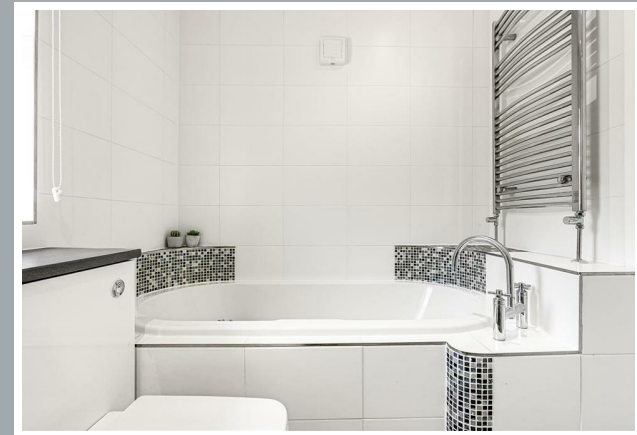
High Cross is a highly regarded Hertfordshire village, offering a wonderful balance of countryside living and excellent connectivity. Surrounded by attractive rural landscapes and open farmland, the village provides a peaceful setting whilst remaining conveniently positioned for access to nearby towns and amenities. The property is ideally located for commuters, with the A10 just a short drive away, providing direct links to both London and Cambridge. Nearby rail services can be found at Ware, Hertford East and Broxbourne stations, offering regular services into London Liverpool Street and beyond. The neighbouring market towns of Ware and Hertford provide an extensive range of shops, supermarkets, restaurants, cafés and leisure facilities, together with a selection of highly regarded schools for all age groups. For those who enjoy outdoor pursuits, the surrounding countryside offers an abundance of scenic walks, bridleways and cycling routes, while nearby village pubs and community facilities contribute to the area's welcoming atmosphere. Combining rural charm with excellent transport connections and access to amenities, High Cross remains one of East Hertfordshire's most desirable village locations.



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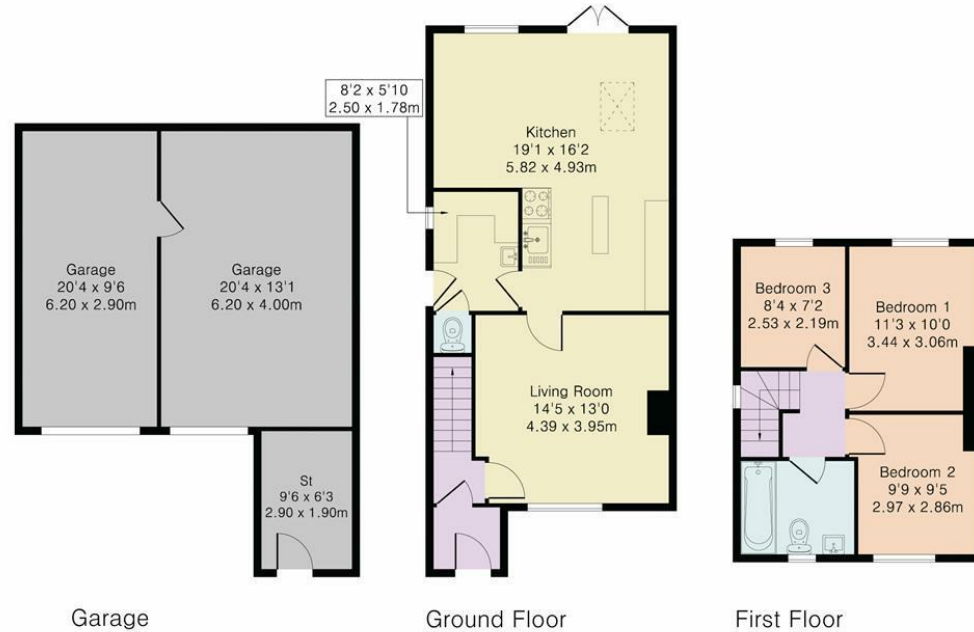


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Approximate Gross Internal Area 1407 sq ft – 131 sq m
 Ground Floor Area 544 sq ft – 50 sq m
 First Floor Area 342 sq ft – 32 sq m
 Garage Area 521 sq ft – 48 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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