



209, Ware Road, Hertford  
SG13 7EJ  
Offers In Excess Of £925,000



[stevenoates.com](http://stevenoates.com)



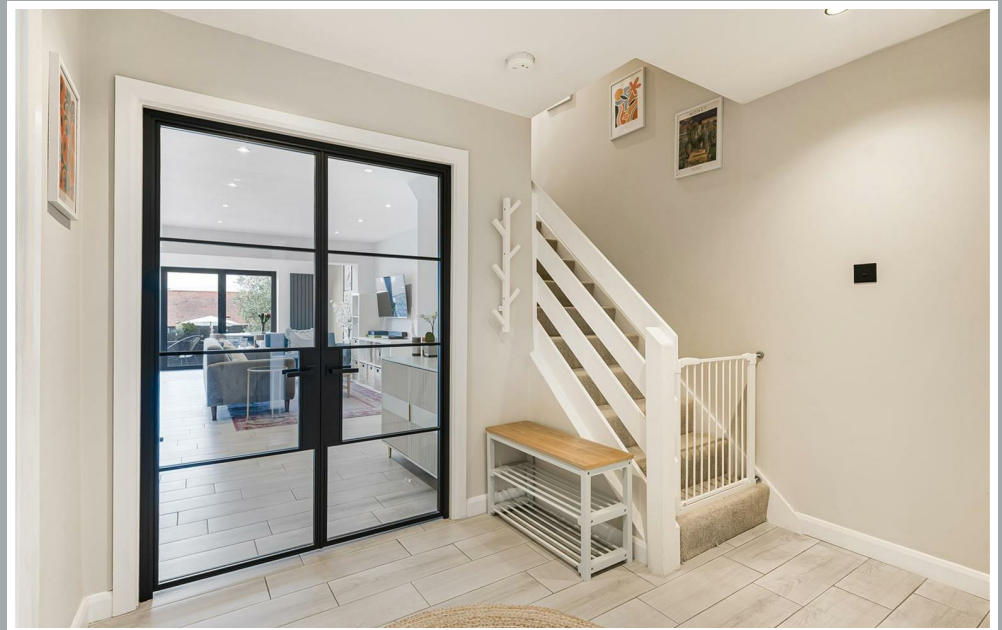
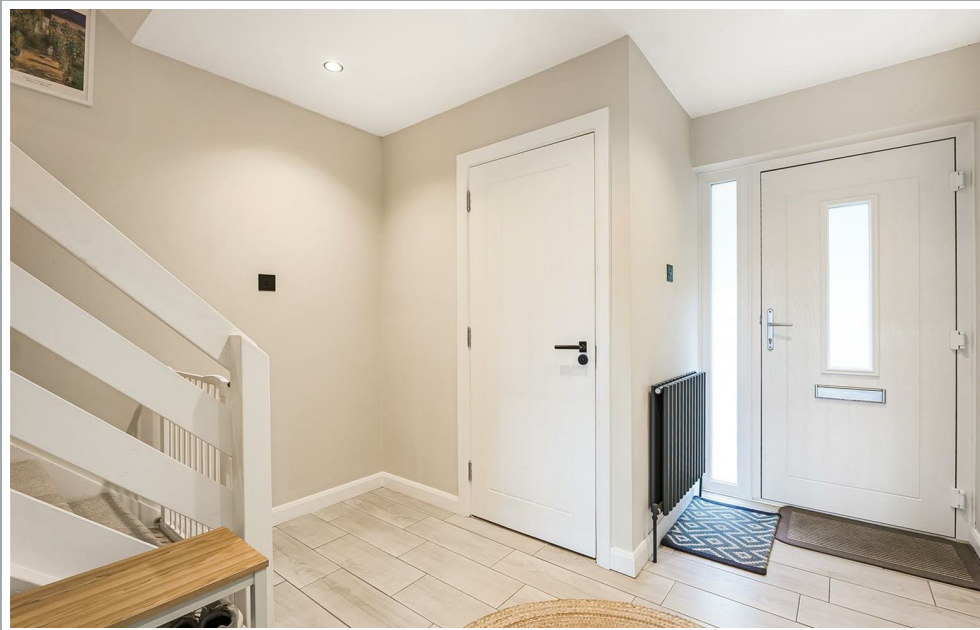
## 209 Ware Road, Hertford, Herts, SG13 7EJ

A beautifully refurbished and extended four-bedroom detached home, ideally situated in a popular location on the east side of Hertford, conveniently positioned for Hertford East railway station and the town centre's wide range of amenities. Arranged over three floors, the property offers approximately 1657 sq ft of well-appointed living space. The ground floor features a welcoming entrance hallway leading to a cosy snug/playroom, a convenient cloakroom, and a contemporary open-plan kitchen/dining room. A separate utility room is accessed from the kitchen, providing additional practicality. On the first floor, the principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. There are two further generously sized bedrooms, along with a luxurious four-piece family bathroom. The second floor comprises an additional spacious double bedroom, offering flexibility for guests, a home office, or further family accommodation. Externally, the property boasts a landscaped rear garden with gated rear access leading to off-street parking for two vehicles. Early internal viewing is highly recommended and strictly by appointment only.

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.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



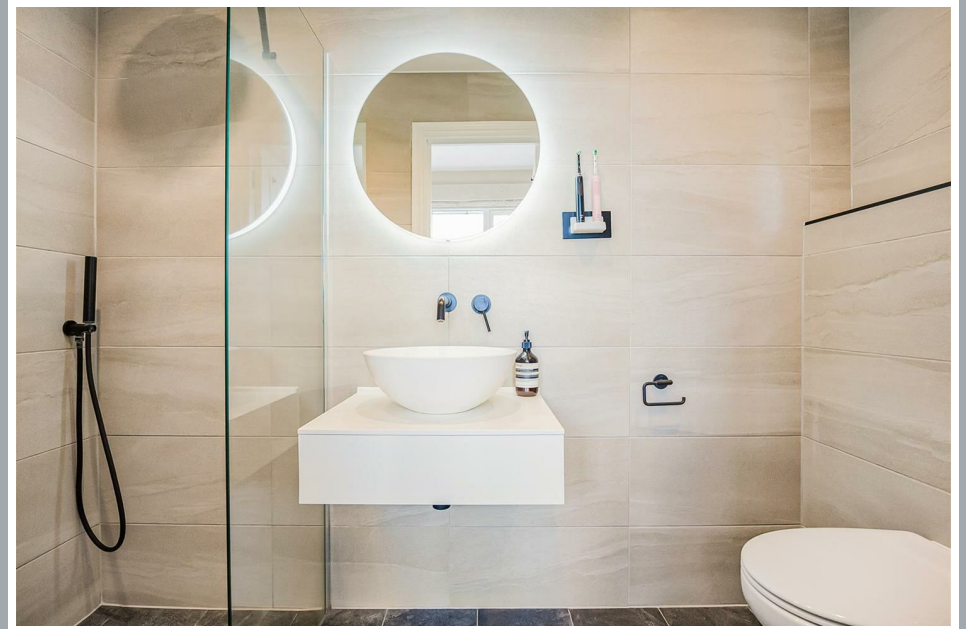
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



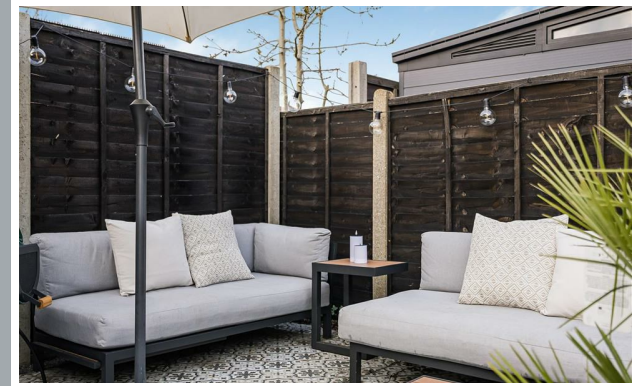
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



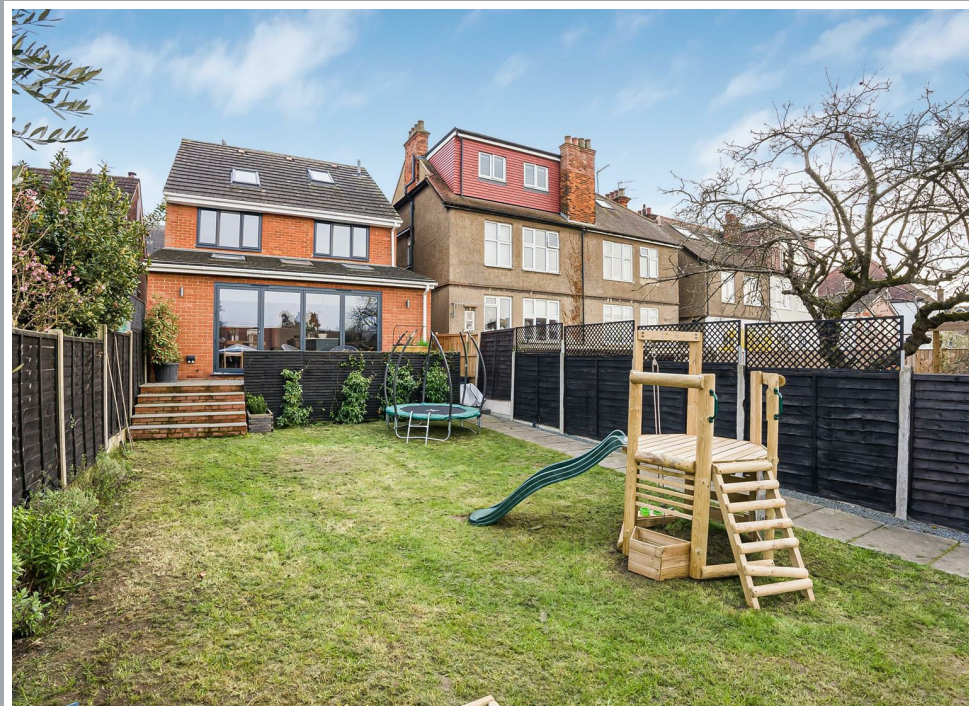
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

## Approximate Gross Internal Area 1657 sq ft - 154 sq m

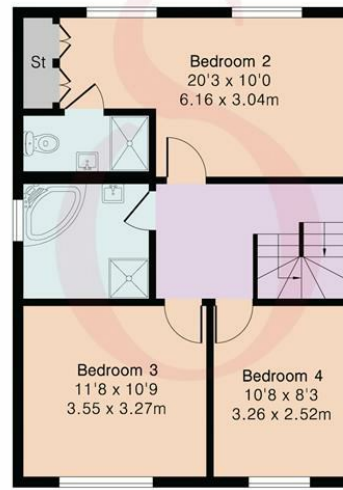
Ground Floor Area 773 sq ft – 72 sq m

First Floor Area 581 sq ft – 54 sq m

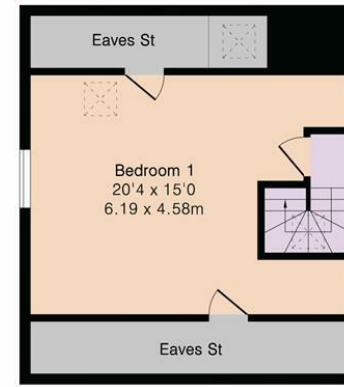
Loft Room Area 303 sq ft – 28 sq m



Ground Floor



First Floor



Loft Room



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.



[stevenoates.com](http://stevenoates.com)