



10, Barleycroft, Tonwell
SG12 0HT
Guide Price £400,000



stevenoates.com



10 Barleycroft, Tonwell, Herts, SG12 0HT

Nestled in the charming village of Tonwell, Ware, this three-bedroom semi-detached home on Barleycroft offers an excellent opportunity to create a wonderful family home in a peaceful village setting. Arranged over two floors and providing approximately 1,027 sq ft of accommodation, the property would benefit from modernisation and offers further potential to extend, subject to the necessary planning permissions (STPP). The ground floor comprises a welcoming entrance hallway, cloakroom, kitchen, living room and separate dining room. A useful lobby off the kitchen provides access to an external store and the mature rear garden. Upstairs, there are three well-proportioned bedrooms together with a shower room. Externally, the property benefits from off-street parking to the front and a mature rear garden offering plenty of scope for landscaping and outdoor entertaining.

With its generous accommodation, potential for improvement and desirable village location, this property presents an exciting opportunity for buyers looking to put their own stamp on a home. Viewing is highly recommended.

Barleycroft is situated in the attractive Hertfordshire village of Tonwell, surrounded by picturesque countryside while remaining conveniently placed for access to nearby towns and transport links.

The village enjoys a peaceful, semi-rural setting and offers a welcoming community atmosphere, with scenic countryside walks and open green spaces close at hand. For a wider range of everyday amenities, the historic county town of Hertford is within easy reach, offering an excellent selection of independent shops, cafés, restaurants, supermarkets and leisure facilities.

For commuters, nearby Ware and Hertford provide railway services into London, while the A10 offers convenient road connections to the M25 and surrounding areas. The location also provides access to a good choice of well-regarded schools throughout the local area.

Combining the tranquillity of village life with excellent accessibility to Hertford, Ware and London, Tonwell is an appealing location for those seeking a countryside setting without feeling disconnected from everyday amenities.



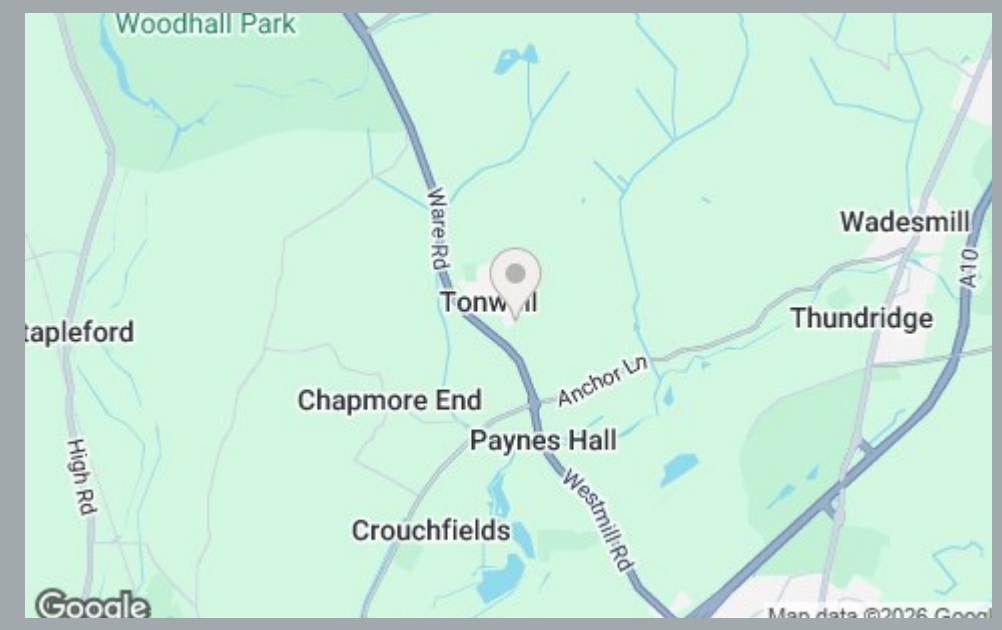
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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 1027 sq ft - 96 sq m
(Excluding Shed)**

Ground Floor Area 555 sq ft – 52 sq m

First Floor Area 472 sq ft – 44 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.



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.

