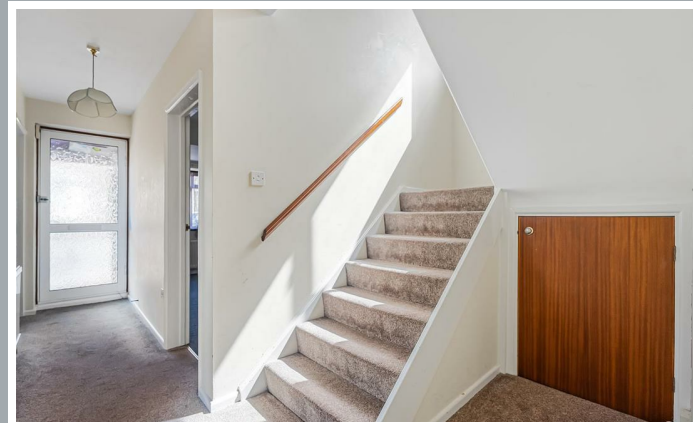




2a, Cromwell Road, Ware  
SG12 7JS  
Price Guide £475,000



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## Garden House, 2a Cromwell Road, Ware, Hertfordshire, SG12 7JS

A 3 bedroom detached family home located within a popular residential location close to Ware town. The property comprises of a entrance hall with downstairs wc, 2 reception rooms and a kitchen, whilst on the first floor, there are 3 bedrooms and a family bathroom. Externally, there is driveway parking and enclosed rear gardens. The property requires some modernisation and is offered chain free.

The property is located in a popular residential road only a short distance from Ware town centre (0.6 miles) which provides a vibrant high street, excellent riverside walks and a mainline station which serves London's Tottenham Hale and Liverpool Street.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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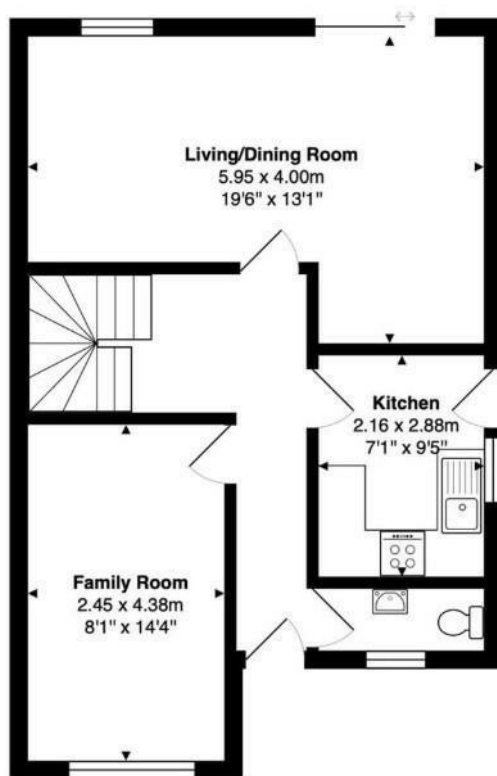
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



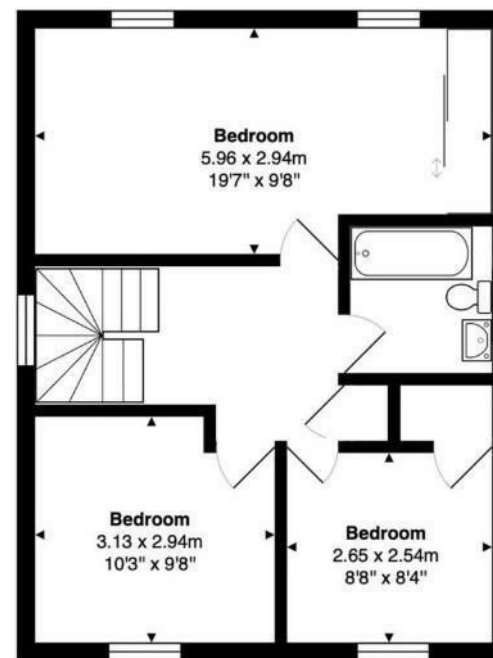
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**Ground Floor**  
Area: 51.3 m<sup>2</sup> ... 552 ft<sup>2</sup>



**First Floor**  
Area: 47.7 m<sup>2</sup> ... 514 ft<sup>2</sup>

**Total Area: 99.0 m<sup>2</sup> ... 1066 ft<sup>2</sup>**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

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