



28, Fanshawe Crescent, Ware  
SG12 0AS  
£620,000



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



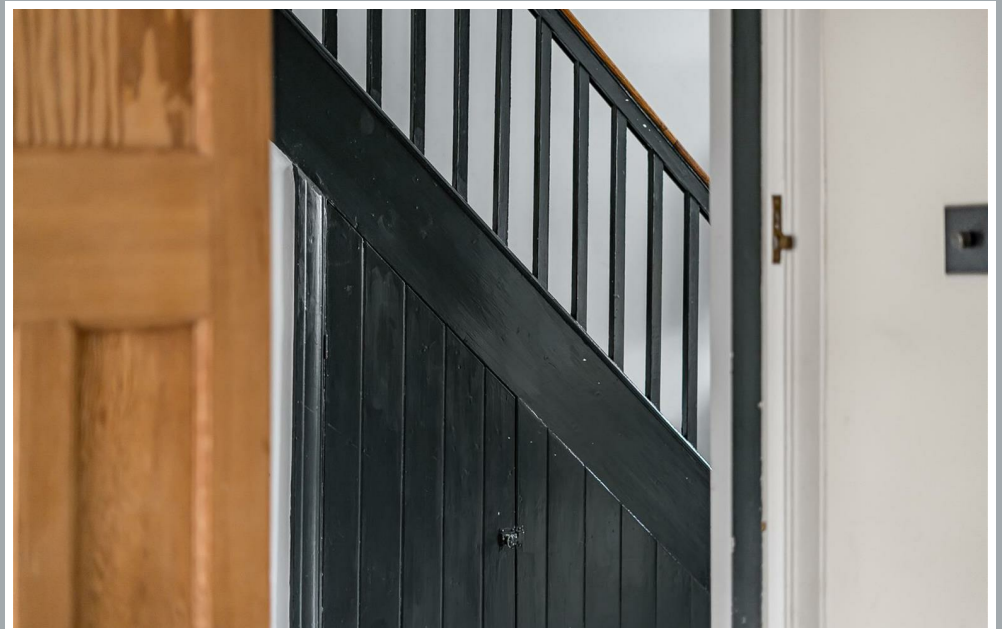
## 28 Fanshawe Crescent, Ware, Hertfordshire, SG12 0AS

A three-bedroom mid-terrace family home, ideally situated within easy reach of Ware town centre, offering a wide range of amenities, as well as the train station with direct links into London. This extended family home provides approximately 953 sq ft of well-presented accommodation. The ground floor comprises an entrance hallway leading to a bright and spacious lounge and dining room. The dining area flows into a newly fitted, modern kitchen featuring bi-fold doors that open onto the rear garden. A utility room and shower room are conveniently accessed from the kitchen. Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-street parking for two vehicles and a low-maintenance, landscaped rear garden. To the rear, there is a useful outbuilding with rear vehicle access.

Fanshawe Crescent enjoys a highly convenient and family-friendly setting in the charming market town of Ware, Hertfordshire. The property is perfectly placed for everyday living, with Ware's bustling high street just a short walk away, offering a variety of independent shops, cafes, restaurants and amenities. Families will value the superb selection of quality schools close by. Just moments from the doorstep is St Catherine's Church of England Primary School, with other primary options such as Sacred Heart Catholic Primary School and Kingshill Infant School within easy reach. For older children, the well-respected Chauncy School is only a short stroll away and enjoys an Outstanding Ofsted rating, while Presdales School, also rated outstanding and other secondary options can be found nearby.



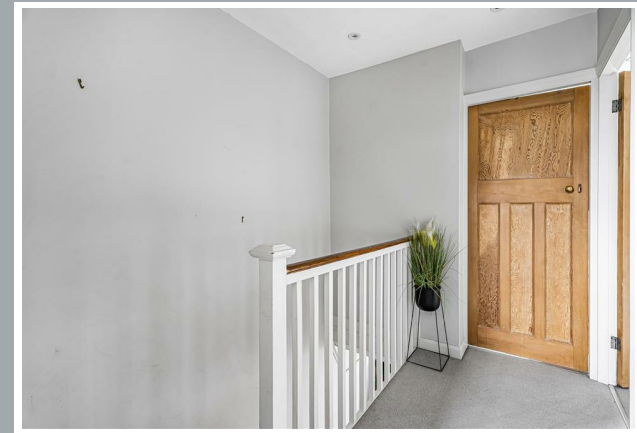
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



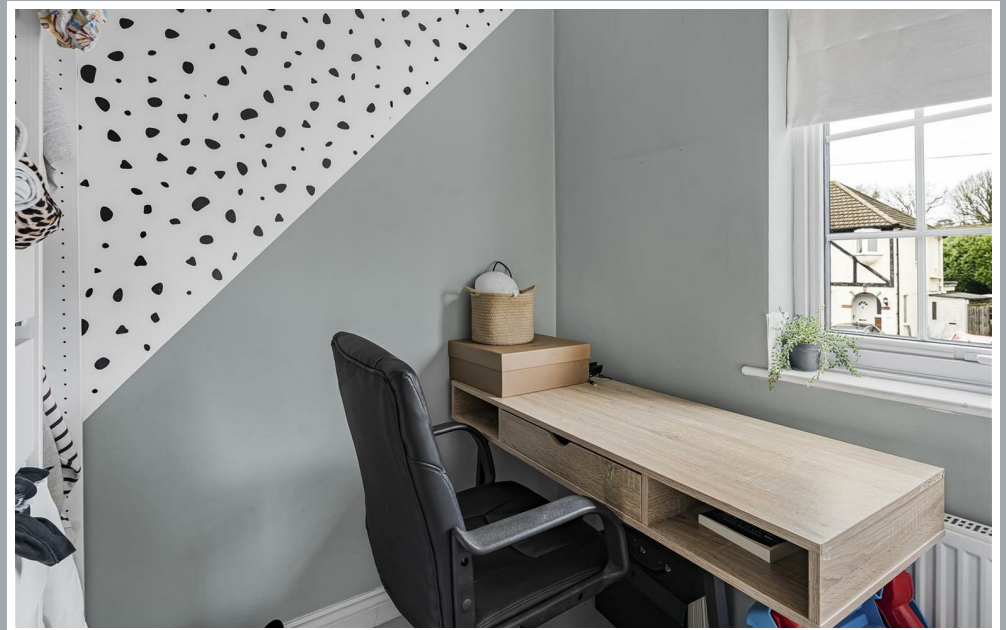
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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 953 sq ft – 87 sq m  
Ground Floor Area 511 sq ft – 47 sq m  
First Floor Area 348 sq ft – 32 sq m  
Outbuilding Area 94 sq ft – 8 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.



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