




Hamptons

INTERNATIONAL



Watton Road, Ware, SG12

3  2  2 

OFFERS IN EXCESS OF

£590,000

(£585,000)

Property details



Key features

- **Victorian Semi-Detached House**
- **Superbly Presented Throughout**
- **Bay-Fronted Reception Room**
- **Converted Basement/Office**
- **Kitchen/Breakfast Room**
- **Three Good-Size Bedrooms**
- **Family Bathroom & En-Suite**
- **Landscaped Rear Garden**
- **Driveway Parking & EV Charging Po**
- **Easy Access of Town & Train Station**

Watton Road, Ware, SG12

3 2 2

OFFERS IN EXCESS OF

£590,000

(£585,000)

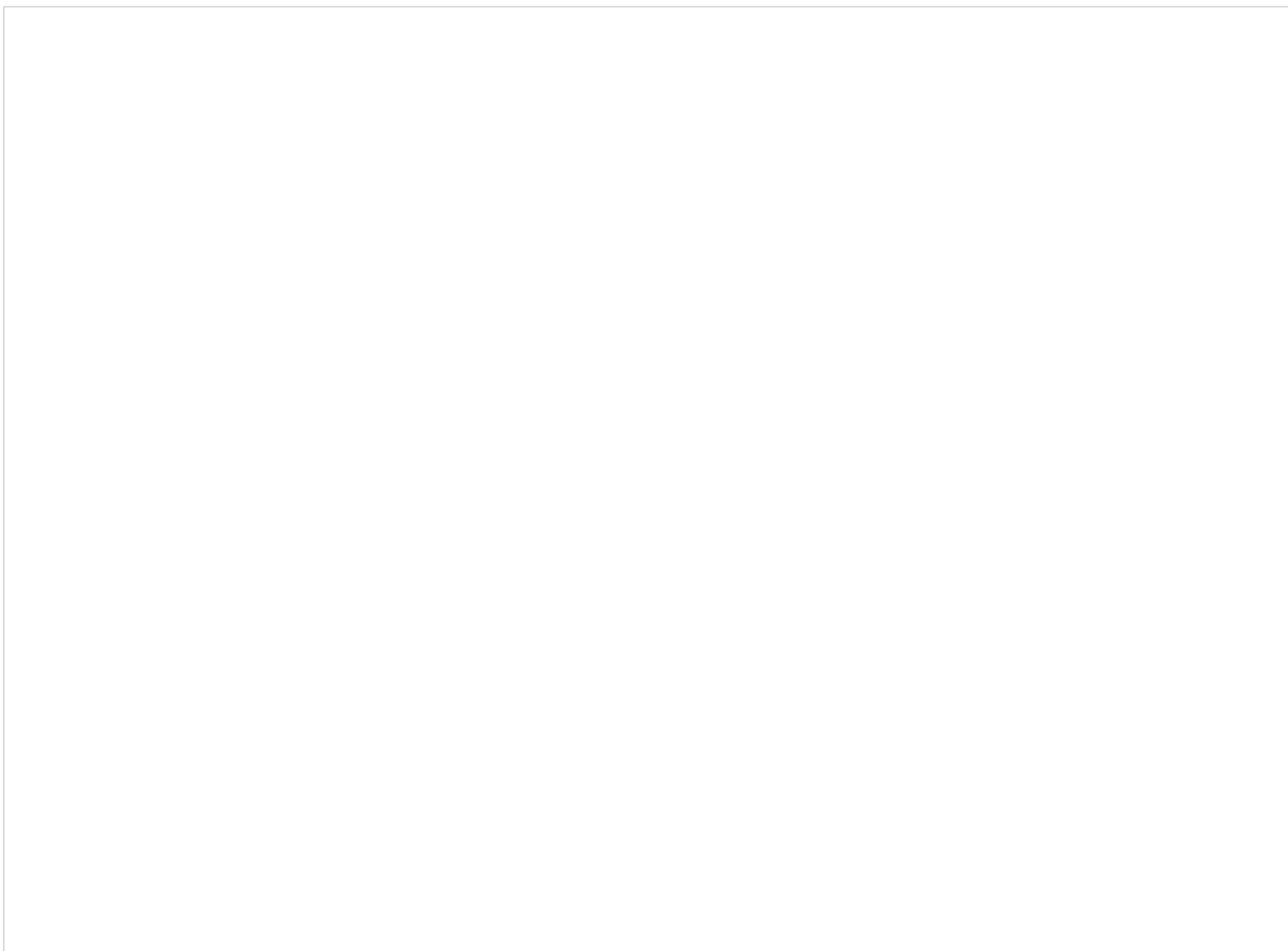
Description

A superbly presented 3 bedroom 2 bathroom Victorian semi-detached house positioned within easy access of the High Street & train station. The property offers spacious accommodation throughout with the added benefit of electric gated driveway parking & an EV charging point. Approaching the house it oozes character and charm with traditional yellow-stock brick retaining walls, a wrought-iron gate and bespoke iron railings plus a decorative tiled path leading to the front door. There's also side access to the rear garden via a wooden gate. Accommodation is arranged over three floors with the ground floor comprising an entrance hall, open-plan bay-fronted reception/dining room and an extended kitchen/breakfast room with bi-folding doors leading out to the rear garden. Moving down to the lower ground floor, there's a converted basement providing a versatile second reception room/study space, perfect for those who wish to work from home. Upstairs, there are three good-size bedrooms, with the principal bedroom boasting an en-suite shower room. The well-appointed family bathroom completes the first floor accommodation. A wonderful opportunity to acquire a beautifully presented home within easy access to the High Street and train station. Outside Externally, the rear garden is delightfully secluded and has been recently landscaped with integrated custom lighting; commencing with a paved patio with small square area laid to lawn leading to a bespoke seating area ideal for get-togethers. There's also side access via a wooden gate, outside tap, double power socket, a shed and to the extreme rear there is an electrically-operated roller gate which opens to a concrete area providing off street parking. Situation Ware is a bustling market and riverside town located off the A10, with the popular town of Hertford just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 minutes) or if you prefer from Hertford East station to Liverpool Street (approx. 49 minutes) or Hertford North Finsbury Park/Kings Cross (approx. 35 minutes). With regards to education, you have the prestigious Presdales secondary and sixth form school for girls plus Chauncy secondary and sixth form. Of course, there are also multiple nurseries and well regarded primary schools in the area too. Property Ref Number: HAM-62358 Additional Information Local Authority: East Herts District Council Council Tax Band: D All mains services connected.

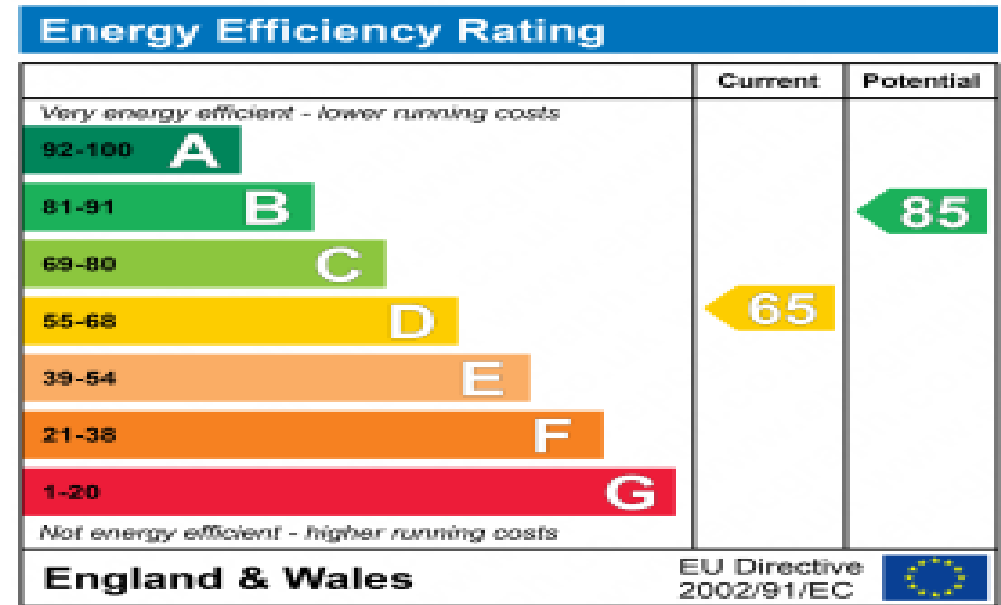












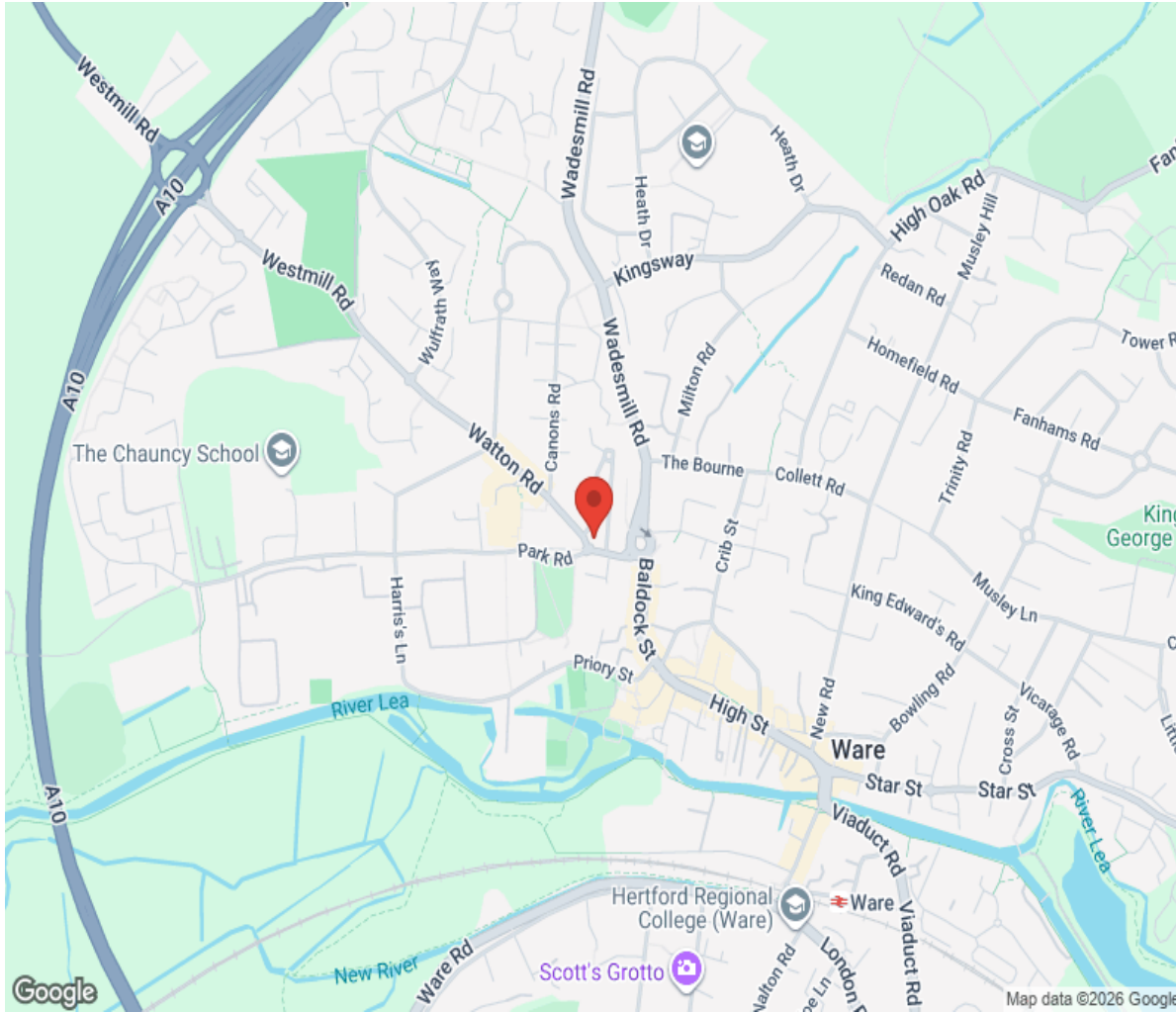
Floor plan

Approximate Area = 1109 sq ft / 103 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com