




Hamptons

INTERNATIONAL



Ware Road, Hertford, SG13

4  2  2 

GUIDE PRICE

£570,000

(£565,000)

Property details



Key features

- **Allocated Parking**
- **En-Suite**
- **Close To Town Centre**
- **Four Bedrooms**
- **Downstairs WC**
- **Four Bedrooms**

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Description

A four bedroom two bathroom semi-detached family home set over three floors being within easy reach of Hertford town centre and train station. The ground floor comprises a welcoming entrance hall, a conveniently located downstairs WC, and a spacious kitchen/dining room fitted with a comprehensive range of wall and base units, providing ample storage and preparation space. To the rear of the property is a bright reception room, which enjoys direct access to the rear garden, making it ideal for both everyday living and entertaining. The first floor offers three well-proportioned bedrooms, all served by a modern family bathroom. Occupying the second floor is the impressive principal bedroom suite, which benefits from a Juliet balcony allowing for plenty of natural light, a dedicated dressing area, and a stylish en-suite bathroom. Outside Moving outside to the rear garden which has a patio area leading onto artificial lawn. The garden also benefits from pedestrian side access and off-road allocated parking for two vehicles with EV charging point. Situation Lying on Hertfordshire's border with Essex, Hertford boasts the best of country living within touching distance of the capital. Hertford castle overlooks the town, whilst four rivers run through its heart, linking it to an assortment of country walks. The property is conveniently located with easy access to the highest rated and most sought after primary and secondary schools (Simon Balle, Richard Hale and Presdales). Two stations tie the town to Moorgate and Liverpool Street, making it a popular location for city workers. The town's prestigious schools and market town architecture make it ideal for family life as well as those looking for a quiet home to settle down in. Supply is thin on the ground and the area's rich history, culture and beauty, means it commands a premium. The property is conveniently located with easy access to the highest rated and most sought after primary and secondary schools (Simon Balle, Richard Hale and Presdales). Property Ref Number: HAM-62773







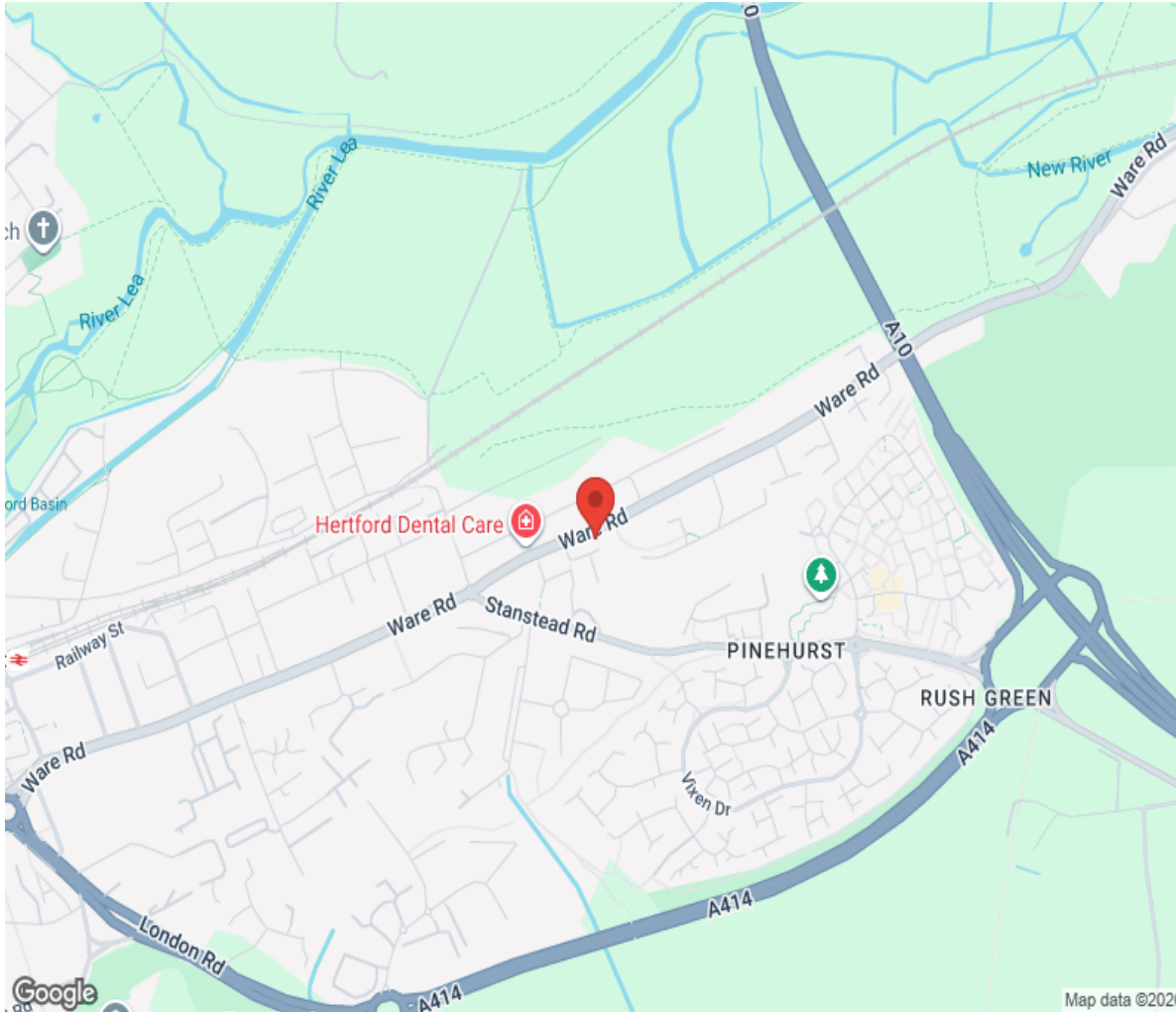
Floor plan

Approximate Area = 1335 sq ft / 124 sq m
For identification only - Not to scale



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

Location



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