

# Hamptons

INTERNATIONAL

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## Bowling Road, Ware, SG12

3  1  1 

GUIDE PRICE

**£630,000**

**(£625,000)**

## Property details

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### Key features



- **Superb Victorian Semi-Detached Home**
- **Beautifully Presented Throughout**
- **Bay-Fronted Reception Room**
- **Open-Plan Kitchen/Dining Room**
- **Utility Room & Ground Floor Cloakroom**
- **Three Bedrooms**
- **First Floor Family Bathroom/WC**
- **Landscaped Rear Garden**
- **Walking Distance of Town & Train Station**
- **EPC Rating: E & Council Tax Band: I**

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## Description

A beautifully presented & extended 3 bedroom Victorian semi-detached house finished to a very high standard located within easy access to Ware town centre & train station. A beautifully presented & superbly extended 3 bedroom semi-detached Victorian house which has been finished to a very high standard providing a perfect blend of character features with a modern finish. An internal viewing is highly recommended to fully appreciate everything that this delightful home has to offer. The property is positioned in this popular residential road within walking distance of the High Street and train station plus some well regarded local primary and secondary schools. The well-planned accommodation is arranged over two floors with the ground floor comprising a bright and reception room with a lovely bay window being the focal point, a stunning open-plan kitchen/dining/family room with bi-folding doors opening out to the rear garden, separate utility room and a convenient guest cloakroom/WC. Moving up to the first floor, you are greeted by a spacious landing which provides access to the three good-size bedrooms and the stylish family bathroom/WC. Outside, this home offers a delightful secluded landscaped rear garden commencing with a patio area leading to an area laid to lawn. Offering a high degree of privacy, a superb space for relaxing and al-fresco dining in the warmer months of the year. 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-65101 Additional Information Local Authority: East Herts District Council Council Tax: Band D All mains services connected.









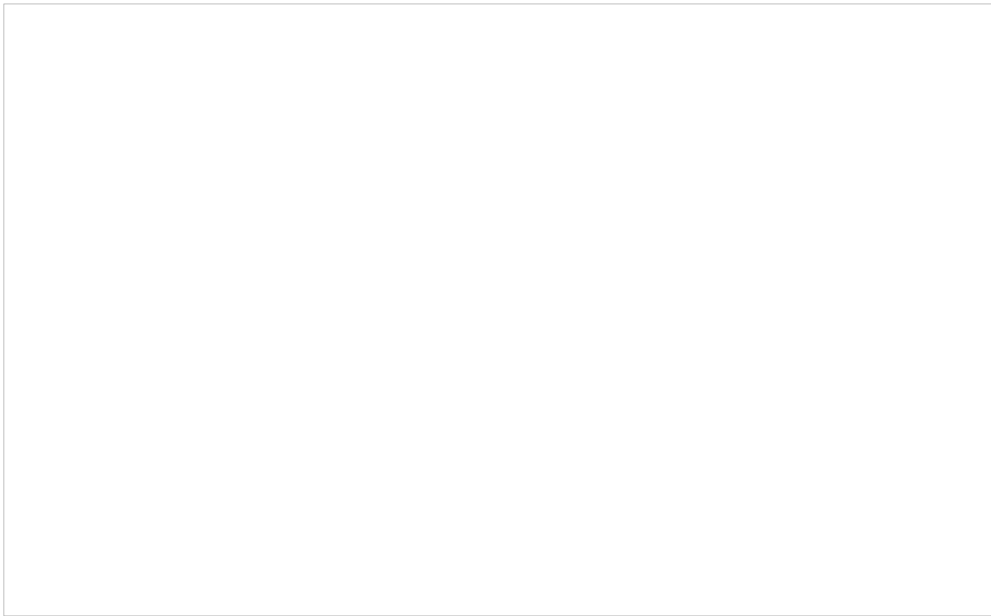






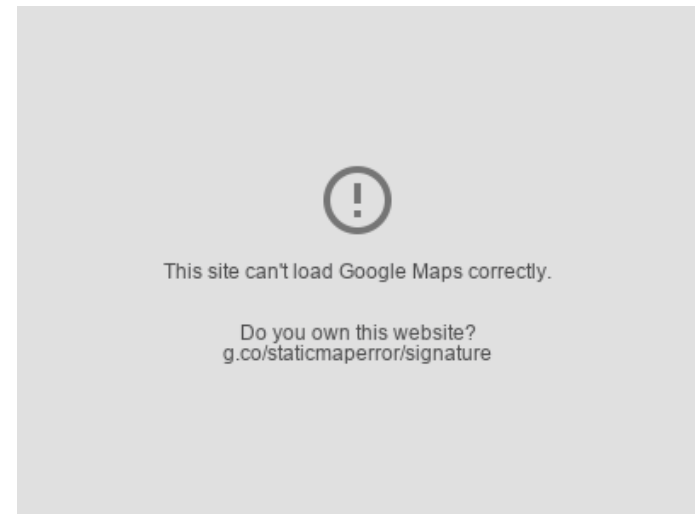
## Floor plan

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# Location

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