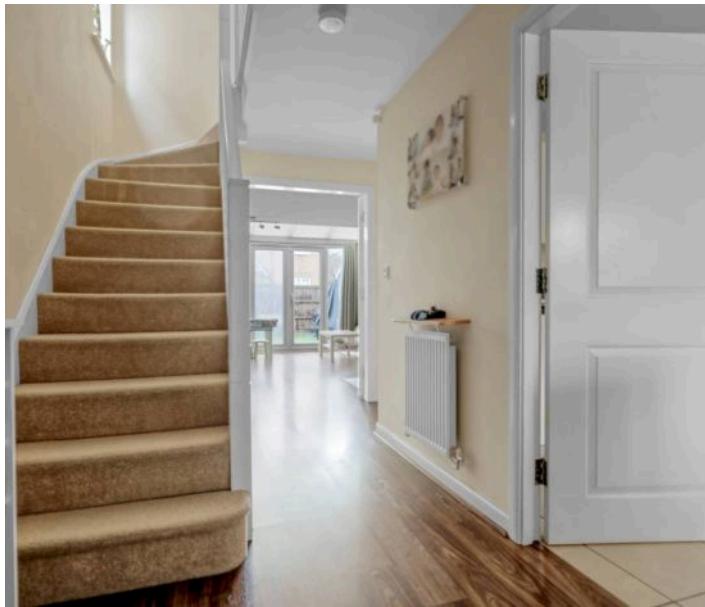




Ware Road, Hertford

£575,000 Freehold

Allocated Off-Street Parking to Rear • 0.8 Miles - Hertford Train Station • Spacious Living Area • Side & Rear Access • Master Bedroom with Dressing Room & En-Suite • Juliette Balcony from Principle Bedroom • Low Maintenance South Facing Garden • 4 Bedrooms



Accommodation Comprises:

Entrance Hall

Lounge

14' 7" x 14' 1" (4.45m x 4.30m)

Kitchen/Diner

16' 9" x 10' 1" (5.11m x 3.08m)

W/C

Landing

Bedroom Two

14' 10" x 11' 7" (4.52m x 3.53m)

Bedroom Three

10' 9" x 7' 5" (3.27m x 2.26m)

Bedroom Four

9' 10" x 7' 3" (3.00m x 2.21m)

Bathroom

Landing

Principle Bedroom

14' 8" x 11' 2" (4.46m x 3.40m)

En-Suite

Dressing Room

8' 2" x 6' 5" (2.48m x 1.95m)





Keith Ian are pleased to bring to market this well-presented four-bedroom, two-bathroom semi-detached family home, offering modern accommodation, practical living spaces, and a complete onward chain.

The property features a bright and spacious open-plan living area on the ground floor, with large glass doors providing direct access to the rear garden and allowing plenty of natural light throughout. The kitchen is contemporary in style, fitted with white cabinetry and ample worktop and storage space, with room for a dining table. Wood effect flooring runs through the main living areas, creating a clean and cohesive finish.

Upstairs, the accommodation is well laid out and ideal for family life. The principal bedroom benefits from French doors opening onto a Juliet balcony, built-in mirrored wardrobes in the dressing room, and access to the en-suite 4-piece bathroom. Two further bedrooms are well proportioned and suitable for children, guests, or additional office space, while the second bedroom is currently used as a dedicated home office with a large window.

The main bathroom includes a vanity unit, and contemporary tiling featuring a shower over the bath and additional storage.

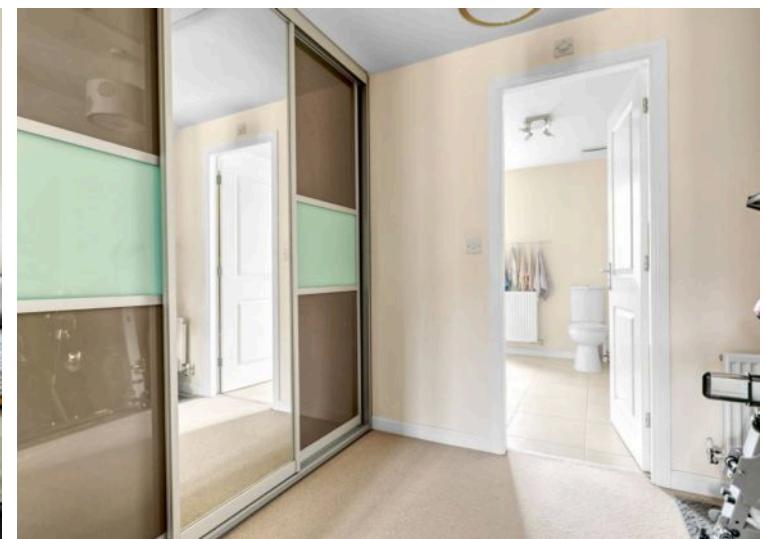
Externally, the property offers a south-facing rear garden, designed for low maintenance with artificial lawn, patio seating area, and a wooden shed. The garden also benefits from side access, making it practical for families. To the rear, there is off-road allocated parking for two vehicles. The property is offered with a complete onward chain, making it well suited for buyers seeking a smoother transaction.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

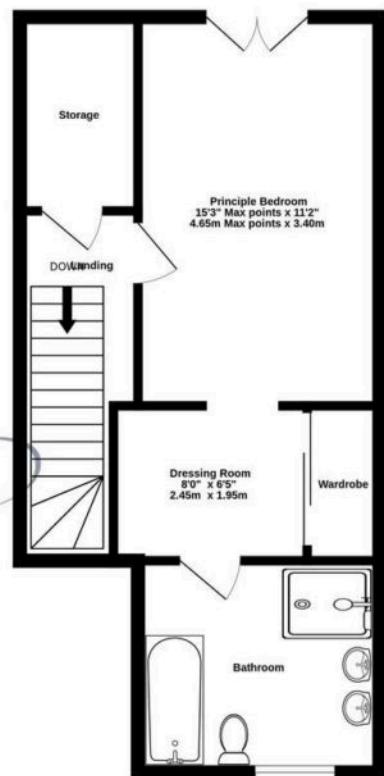
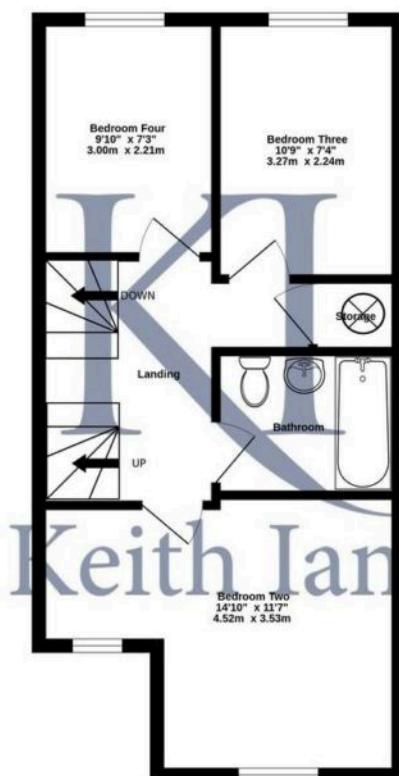
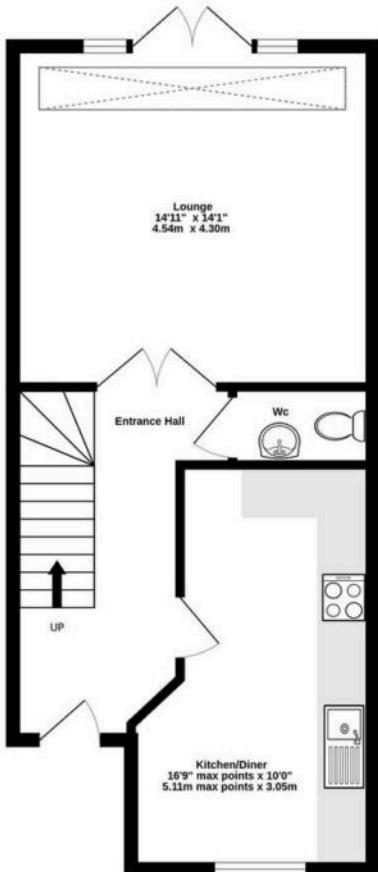




Ground Floor
482 sq.ft. (44.8 sq.m.) approx.

1st Floor
440 sq.ft. (40.9 sq.m.) approx.

2nd Floor
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.