



- Semi Detached Home

Very Generous Plot

Significant Potential To Extend (stp)

Well Presented Throughout

2 Reception Rooms

Kitchen & Utility Room

Cloakroom

3 Well Proportioned Bedrooms

Bathroom

LOWER HATFIELD ROAD, HERTFORD

3

1

2

EPC

Located on a private lane on the outskirts of Hertford and close to Ware, this semi detached home is located on a generous plot, offering significant potential for extension. Well presented accommodation comprises living room, dining room, kitchen, utility room, cloakroom, 3 bedrooms and bathroom.

GUIDE PRICE

£550,000

Ware

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

Situated on a very generous plot and located down a private lane this semi detached home offers significant potential to extended if desired, subject to planning permission. Well presented accommodation throughout with the ground floor comprising of an entrance hall, 2 reception rooms, a living room with feature electric fireplace and a dining room with feature open fireplace. Also on the ground floor you have a kitchen, utility room and the always useful ground floor cloakroom.

On the first floor of the property you have 2 generous double bedrooms and a generous single bedroom, along with a bathroom serving all bedrooms. Outside the property really does impress. The gardens to the rear having hedge borders and mature trees and is mainly laid to lawn but also with a large paved patio area. There is plenty of space to add out buildings (subject to planning), even if you extended the actual property, sheds or if you have them, anything your children may wish for. There is plenty of space to the front of this property as well as to the rear, with a further lawned area and a driveway providing off street parking for several vehicles. The front driveway has secure gated access.

This private road has just a handful of homes and has a pleasant green fronting them, which also allows for a few additional visitors parking. This is an ideal location to be surrounded by some countryside but also being on the outskirts of Hertford and very close to Ware. This home must be viewed to fully appreciate the property on offer for sale, its superb potential, as well as the generous gardens and its surroundings. This home is sold with the advantage of no upward chain. Call Ensum Brown today to arrange a private viewing.

LOCATION - HERTFORD

Hertford is the county town of Hertfordshire, believed to have been habited since around the 7th Century. Today, Hertford is a bustling market and riverside town with a population in excess of 25,000.

Hertford is a beautiful market and riverside town and in fact has 4 rivers the Rib, Beane and Mimram join the River Lea in Hertford. Hertford is located off the A10 and also has the equally popular town or Ware just 3 miles up the road. The town is one of the area's 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 Hertford East station to Liverpool Street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

Unlike many towns, Hertford has a bustling high street and very much has a social 'café' culture. There are over 200 shops in the town centre, a mixture of high street chain stores, specialist shops, restaurants, hairdressers, banks and other retail services. One of the attributes that distinguishes Hertford from its' larger neighbours is the number of independent traders and specialist shops in the town. The number of eateries is in excess of 40, ranging from Thai, through Indian, Japanese and Italian, to fish & chips and Kebabs. As befitting a market town, every Saturday there is a charter market in the town centre and also a farmers' market every second Saturday of the month.

With regards to education, this is one of the biggest draws to the area. To name a few you have Simon Balle primary school through to sixth form, the prestigious Richard Hale secondary and sixth form college, Sele secondary School and then located within a few miles of Hertford and Ware you have private schools including Haileybury, St Edmunds College, Heathmount and Duncombe school.

If you don't live in Hertford already, then come and visit this superb town very soon, you won't want to leave!

