



| 304c Ware Road | Hertford | SG13 7ER

Price guide £575,000

A SIGNIFICANTLY and TASTEFULLY EXTENDED family home boasting flexibility lending itself to the prospect of a SELF-CONTAINED GROUND FLOOR ANNEXE amongst ATTRACTIVE accommodation boasting a HIGH SPECIFICATION throughout with THREE RECEPTION ROOMS and THREE BATH/SHOWER ROOMS, an ATTRACTIVE HIGH GLOSS KITCHEN. The sun can be found readily externally with HARD LANDSCAPED GARDENS to the REAR and SECLUDED GARDENS to the front. GARAGE and PARKING also lie to the immediate rear. MUST BE VIEWED.



shepherds
A better home
moving experience



Front door into:

Entrance Hall:

Wood flooring, stairs to first floor, radiator and door to:

Dining/Family Area:

15'7 x 13'9 (4.75m x 4.19m) UPVC double glazed window to front, coving, dado rail, wood flooring, door to living room and open plan to:

Breakfast Area:

10'11 x 8'1 (3.33m x 2.46m) UPVC double glazed French doors to rear, dado rail, under stairs storage cupboard, wood flooring, coving and open plan to:

Kitchen:

10'11 x 8'11 (3.33m x 2.72m) UPVC double glazed window to rear and door to garden, fitted with an extensive range of contemporary style gloss base and wall cupboards with contrasting solid wood work surfaces over incorporating one and a half bowl single drainer sink unit with mixer tap with rinser, recessed spot lights, integrated dishwasher, appliance space for American style fridge freezer and range style oven with built in stainless steel microwave,

Living Room:

18'11 x 9'7 (5.77m x 2.92m) UPVC double glazed window to front, radiator, recessed spot lights, feature fuel burner, door to side into lean to and door to:

Inner Lobby:

Doors to:

Utility Room:

7'7 x 4' (2.31m x 1.22m) Opaque UPVC double glazed windows to rear and side, extractor, wall mounted gas boiler, tiled splash backs, work surface incorporating single drainer stainless steel sink unit with cupboards under with appliance space for washing machine with plumbing provided.

Shower Room:

7'7 x 5'7 (2.31m x 1.70m) Opaque UPVC double glazed window to rear, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, shower cubicle, extractor and chrome heated towel rails.

Lean-To:

23'8 x 4'7 (7.21m x 1.40m) Covered lean to providing an excellent storage area with doors to front and rear, window to side and appliance space for tumble dryer and additional power points.

First Floor Landing:

Access to boarded loft space with ladder and light, built in cupboard to stair rail, recessed cupboard and additional double cupboard and doors to:

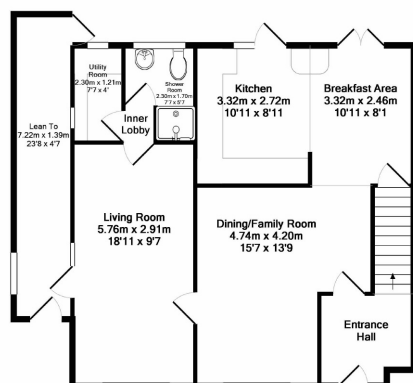
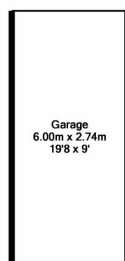
Bedroom 1:

17 x 9'7 (0.43m x 2.92m) UPVC double glazed window to front with views over the meads beyond, wood flooring, radiator, recessed spot lights, access to loft space and door to:

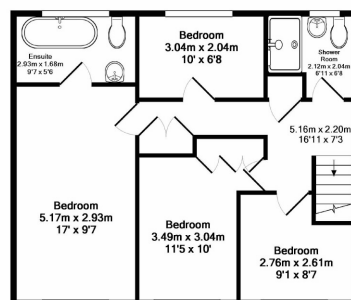
En-Suite Bathroom:







Ground floor
Approx. Floor
Area 91.4 Sq.M.
(984 Sq.Ft.)



1st floor
Approx. Floor
Area 55.4 Sq.M.
(597 Sq.Ft.)

Total Approx. Floor Area 146.9 Sq.M. (1581 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2019



Shepherds
Riverside House
6 Mill Bridge
Hertford
Hertfordshire
SG14 1PY

Tel: 01992 551955

Email: enquiries@shepherdsofhertford.co.uk

To find out more or arrange a viewing please contact 01992 551955 or visit www.shepherdsofhertford.co.uk