



- Significantly Extended Home
 - Very Generous Plot
 - Flexible & Well Presented Accommodation
- 3 Reception Rooms
 - Kitchen/Dining Room
 - Cloakroom
- 5 Well Proportioned Bedrooms
 - Re-Fitted Bathroom & Wet Room
 - Driveway Parking For Multiple Cars

WATERHALL COTTAGES, LOWER HATFIELD ROAD

 5  2  3 

Located on a private lane on the outskirts of Hertford and close to Ware, this significantly extended semi detached home is located on a generous plot. Spacious, flexible and well presented accommodation comprises 3 reception rooms, kitchen/dining room, cloakroom, 5 double bedrooms and 2 bathrooms.

GUIDE PRICE

£695,000

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Award winning Estate Agent specializing in the sale of unique and high value homes.

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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 has been significantly extended to offer spacious and flexible accommodation throughout. The ground floor offers 3 reception rooms, currently used as a living, second sitting room and a snug. The generous living room has a fantastic feature fireplace with timber bressumer and housing a wood burning stove and the snug has a lovely open fireplace. The open plan kitchen dining room is the heart of this home and has space for all appliances desired in a modern home and their are some high quality finishes such as the ceramic Butler sink. Sliding patio doors from the kitchen dining room give you direct access to the rear garden. Completing the ground floor accommodation is a large walk in pantry and the always useful cloakroom toilet.

On the first floor the are 5 well proportioned bedrooms, all of which would home double beds, and there is both a re-fitted bathroom and re-fitted shower room serving these bedrooms, their'll be now need to queue! Going outside this 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), 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 gravelled driveway providing off street parking for multiple vehicles.

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 surround 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 quality and space of accommodation on offer and also the generous gardens and its surroundings. Call Fine & Country 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 from 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!

