



Cozens Road, SG12 7JB
Ware





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Kings Group are delighted to present this IMMACULATE, EXTENDED, FOUR BEDROOM SEMI DETACHED HOUSE.

Upon entering, the entrance hall opens into a central hallway, giving access to the main ground-floor rooms. To the right is a bright and inviting lounge, perfect for family relaxation. To the rear, the property has been significantly extended to create a stunning open-plan kitchen/diner, featuring modern units, generous workspace, and ample room for dining and entertaining. A side door leads to a covered outdoor seating area, ideal for year-round use, while bi-folding doors open directly to the rear garden, allowing a seamless indoor/outdoor flow.

The first floor offers three well-proportioned bedrooms, including two generous doubles and a larger-than-average single bedroom, along with a stylish family shower room. From the first-floor landing, a staircase rises to the extended loft conversion, providing a luxury master bedroom suite complete with en-suite facilities.

Externally, the property boasts a beautifully landscaped rear garden, enjoying excellent privacy thanks to mature surrounding trees, creating a peaceful outdoor retreat. To the side, a large garage offers exceptional versatility—currently suitable for parking, storage, a home gym or office, and also offering potential for conversion into an annexe (subject to planning permission).

A superb family home with fantastic space, modern enhancements and great future potential—viewing is highly recommended

£685,000



- **FOUR BEDROOM SEMI DETACHED HOUSE**
- **DRIVEWAY**
- **LARGE GARAGE WITH VERSATILE USE**
- **EN-SUITE TO MASTER BEDROOM**
- **CLOSE TO POPULAR SCHOOLS**
- **FREEHOLD**
- **WEST FACING REAR GARDEN**
- **IMPRESSIVE EXTENDED KITCHEN/DINER**
- **WARM AND WELCOMING SITTING ROOM**
- **EASY ACCESS TO WARE STATION**

Location

Situated in the well-established residential area of Ware, Cozens Road occupies a sought-after postcode in the Ware Trinity ward. The neighbourhood is predominantly made up of semi-detached homes, reflecting a stable and family-friendly environment. There are several green and recreational areas in Ware, including King George V Playing Fields, Presdales Recreation Ground, and local play areas. A charming town centre is close by, with independent shops, cafés, and pubs, as well as riverside walks along the River Lea

Travel Links

The closest train station is Ware railway station. Situated on the Hertford East Branch Line, which runs from Hertford East, Ware, London Liverpool Street. Local bus services operate in Ware, connecting to surrounding towns such as Hertford, Stevenage, and Welwyn Garden City. The property also has easy access to the A10 and A602 pricing easy routes into London and the surrounding areas.

Local Schools

With the property being ideal for families, local schools may be an important criteria in your search which in addition the above that Cozens Road offers, you also have some of the areas most sought after and popular schools such as Priors Wood Primary School, Larkspur Academy, Hertford Regional College, Kingshill Infant School, Presdales School, The Chauncy School and many more all within a short walk or drive away.

Additional Infomation

Council Tax Band - D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		82	Very environmentally friendly - lower CO ₂ emissions
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

28 Maidenhead Street, Hertford,
Hertfordshire, SG14 1DR
T: 01992 586570
E:
www.kings-group.net

