



Ware Road, SG13 7PE  
Hertford





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# Ware Road, SG13 7PE

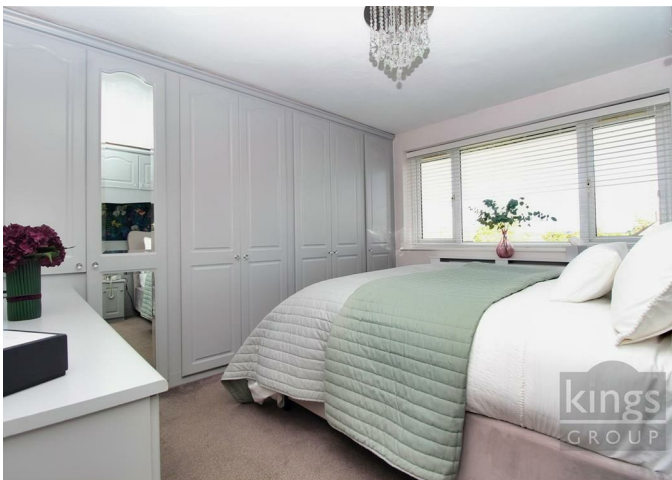
Kings Group are delighted to offer this immaculate THREE BEDROOM SEMI DETACHED HOUSE for sale.

This family home is the perfect purchase for a growing family looking for a quick and easy purchase with the added benefit of owning a beautiful property in a rare market location. Ware Road has everything a new home should offer - with the property being immaculately presented and well looked after by the current owner, being located near some of the areas most highly rated and sought after schools, having amazing links for commuting via public transport with two national rail stations being under 1 mile away and local bus stops being a stones throw away. There is also easy access to the A10, A414 and M25. The property also offers a huge amount of future growth with neighbouring properties setting the precedent for large extensions, giving the new owner the advantage of a potential extension to the side, rear and front (STPP), making this property ideal for someone looking to add value and space to their home.

The property comprises of an porch entrance, large open plan lounge, modern kitchen diner with added features in the kitchen, large master bedroom with fitted wardrobes, double second bedroom with built in storage cupboard, single third bedroom, family bathroom, UPVC double glazed windows throughout, beautiful landscaped garden with the added bonus of being secluded and private.

To see the potential and the amazing features this home has we highly recommend internal viewings to avoid missing out please contact us on 01992 587 570.

## Offers In Excess Of £500,000



- THREE BEDROOM SEMI DEATCHED HOUSE
- IMMACULATLY PRESENTED
- OUTSIDE BAR AND SEATING AREA
- CLOSE TO SOUGHT AFTER SCHOOLS
- POTENTIAL FOR SIDE, REAR AND FRONT EXTENSION (STPP)
- FREEHOLD
- PARKING FOR UP TO 3 CARS
- BEAUTIFUL LANDSCPAED GARDEN
- EASY ACCESS TO TRANSPORT LINKS
- COUNCIL TAX BAND E

**Lounge 12'10 x 18'11 (3.91m x 5.77m)**

UPVC double glazed window to front, Irish oak floor, double radiator, gas fireplace, under stairs storage cupboard, TV, phone and power points.

**Kitchen / Diner 9'6 x 18'11 (2.90m x 5.77m)**

UPVC double glazed window to rear, UPVC double glazed double doors leading to garden, laminate flooring, double radiator, tiled splash backs, range of wall and base units, integrated gas cooker, gas hob, chimney style extractor fan, space for fridge / freezer, plumbed for washing machine, TV, phone and power points.

**Bedroom One 12'1 x 12'9 (3.68m x 3.89m)**

UPVC double glazed window to front, carpeted, single radiator, fitted wardrobes, power and phone points.

**Bedroom Two 10'8 x 11'7 (3.25m x 3.53m)**

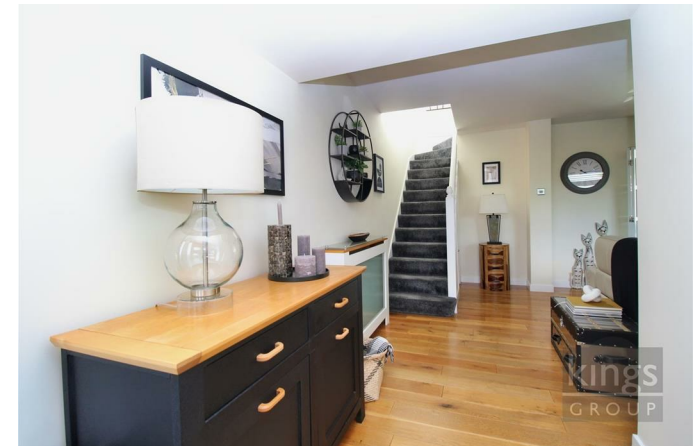
UPVC double glazed window to rear, carpeted, single radiator, built in storage cupboard, phone points.

**Bedroom Three 6'1 x 7'4 (1.85m x 2.24m)**

UPVC double glazed window to front, carpeted, single radiator, power and phone points.

**Bathroom**

UPVC double glazed opaque window to rear, heated towel rail, tiled floor and walls, panel enclosed bath with shower attachment, hand wash basin, low level WC.





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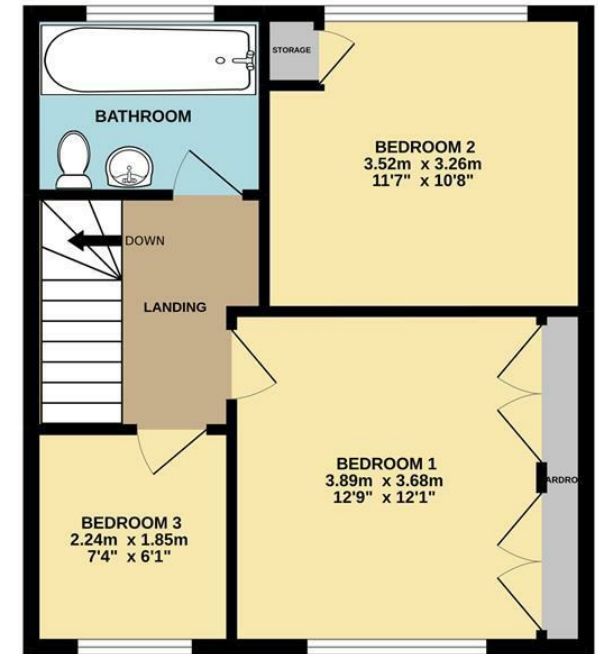
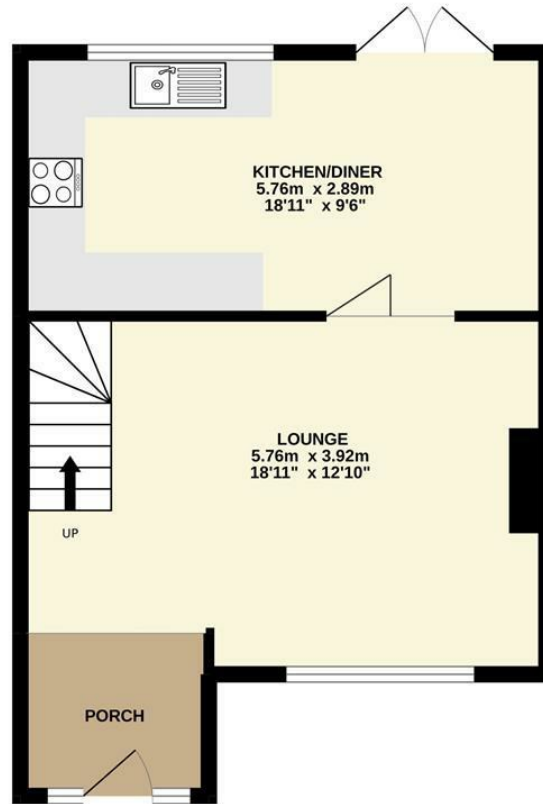




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (29-54) E (1-28) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (29-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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.

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