



Cromwell Road, SG12 7LA
Ware





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Kings Group Hertford are delighted to offer this immaculate three bedroom semi detached family home in a very popular location to the market.

This spacious property is an ideal purchase for any growing family looking for a ready to move into property. Cromwell Road has a huge amount to offer a new owner one of the major pros this property has to offer is the close proximity to some of the areas highest rated schools such as Kingshill infant School (0.7 miles), Middleton School (0.9 miles) and The Chauncy School (1 mile). Another benefit this home has to offer is the accessibility to public transport links with Ware Rail Station being half a mile away and five local bus stops being all under 0.2 miles away. Local shops and amenities are also very close by with Ware High Street being under 1 mile away. There is a wide choice of supermarkets, banks, restaurants and other high street shops all just a short distance away.

The accommodation comprises of a ground floor including, entrance hall, modern kitchen/diner with direct access to the rear garden, lounge. Moving to the second floor the property has two large double bedrooms, a larger than average single bedroom and modern family bathroom, driveway for 2 cars, double glazed windows throughout. We highly recommend internal viewings on this fantastic property, to avoid missing out please contact us 01992 568 570.

£500,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **IMMACULATE CONDITION**
- **DRIVEWAY FOR 2 CARS**
- **WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES**
- **CLOSE TO POPULAR SCHOOLS**
- **FREEHOLD**
- **LANDSCAPED REAR GARDEN**
- **SCOPE FOR EXTENSION (STPP)**
- **NEAR TO WARE TRAIN STATION**
- **COUNCIL TAX BAND C**

Entrance Hall 5'91 x 13'14 (1.52m x 3.96m)

Stairs to first floor landing, Under stairs storage cupboard, Double radiator, Tiled flooring, Spotlights, Smoke alarm, Power points.

Lounge 12'57 x 12'58 (3.66m x 3.66m)

Double glazed window at front aspect, Double radiator, Carpeted flooring, Phone point, TV aerial point, Power points, Coved ceiling with spotlights

Kitchen / Diner 9'02 x 18'94 (2.79m x 5.49m)

Double glazed window at rear aspect, Single radiator, Tiled flooring, Partially tiled walls, Wooden effect work surfaces, Integrated electric oven, Electric hob with chimney style extractor fan, Sink with drainer unit, Space for fridge freezer, Integrated washing machine, Integrated dishwasher, Spotlights, French doors leading to garden, Power points

Family Bathroom 6'97 x 6'31 (1.83m x 1.83m)

Double glazed window at side aspect, Heated towel rail, Extractor fan, Panel enclosed bath with thermostatically controlled shower attached, Wash basin with vanity unit under, Low level WC, Part tiled walls, Spotlights

Bedroom One 11'66 x 9'80 (3.35m x 2.74m)

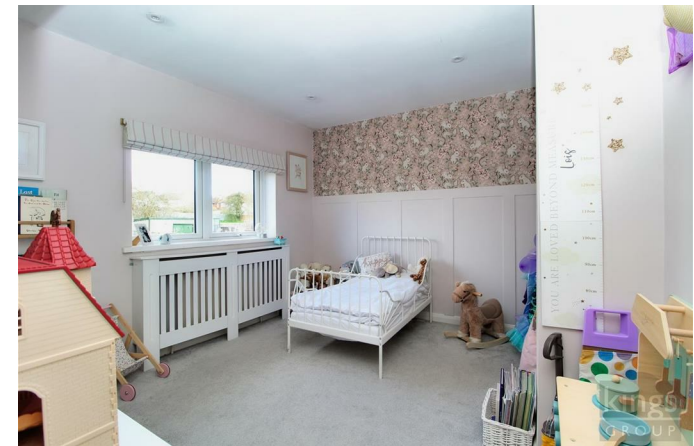
Double glazed window at front aspect, Double radiator, Carpeted flooring, Power points, Spotlights

Bedroom Two 10'41 x 10'64 (3.05m x 3.05m)

Double glazed window at rear aspect, Double radiator, Carpeted flooring, Built in wardrobe, Power points, Spotlights

Bedroom Three 8'61 x 8'89 (2.44m x 2.44m)

double glazed window at front aspect, single radiator, carpeted flooring, Power points, Spotlights

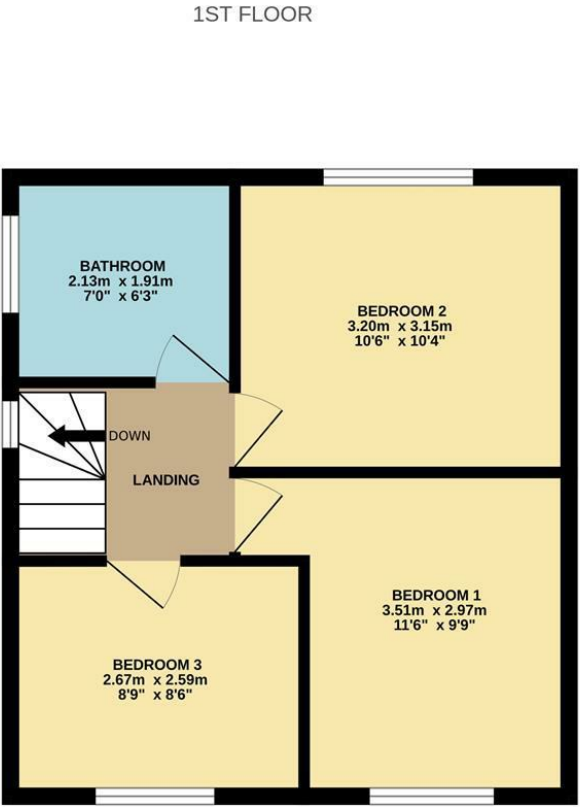
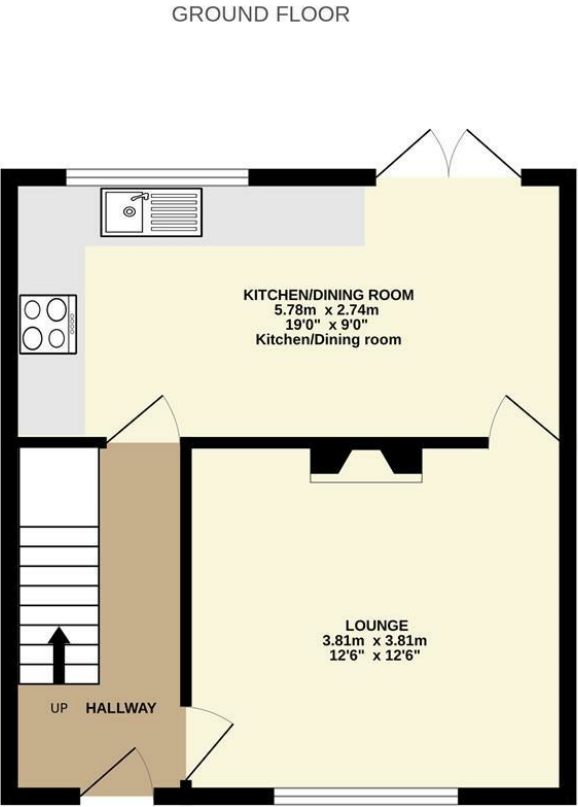
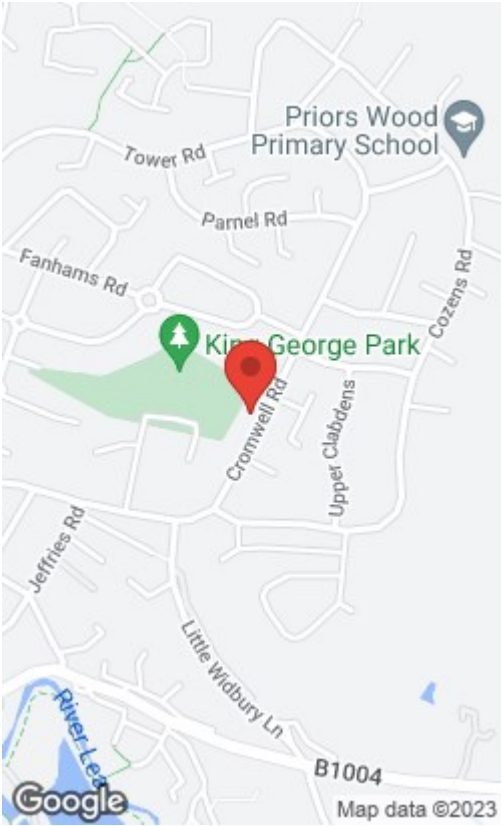








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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

