



Ware Road, Hertford, SG13 7HH

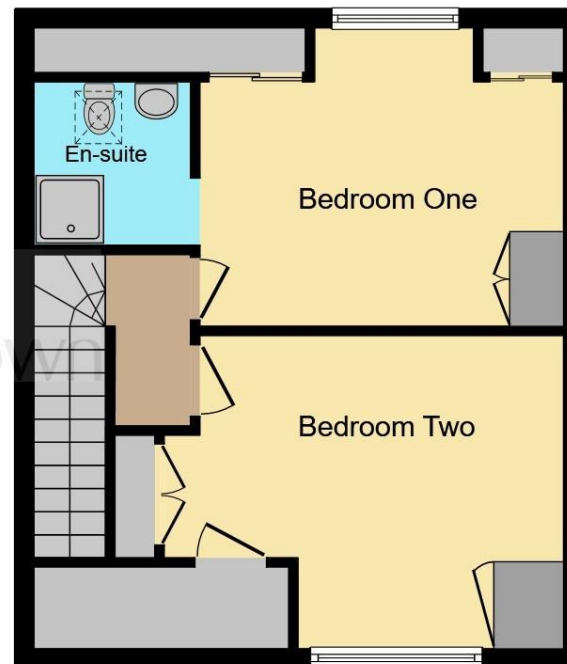
Welcome to Ware Road, Hertford

A larger-than-average two-bedroom conversion maisonette with share of freehold arranged over the first and top floor, this well-proportioned home is accessed via its own private entrance. Ideally located just moments from Hertford town centre, Hertford East railway station, local schools & shops. A welcoming staircase leads to the first floor, where you'll find a beautifully balanced layout retaining many period features. The separate living and dining rooms are generous in size, showcasing high ceilings, a feature fireplace, and an attractive bay window to the front, flooding the space with natural light. From the dining room with a Juliette balcony, a well-fitted kitchen with integrated appliances offers excellent workspace and storage, while a family bathroom completes this floor. The top floor provides two comfortable bedrooms, including a spacious principal suite with its own en suite wet room and ample storage. Further benefits include allocated parking, double glazing, gas central heating throughout, and the property is offered with a share of freehold. Ideally located just moments from Hertford town centre, Hertford East railway station, local schools, shops, and the open green spaces of Hartham Common, this characterful flat combines convenience, charm, and practicality in equal measure. "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor



Second Floor

-Accommodation Overview-

Entrance Hall

-First Floor Landing-

Living Room

14' 1" into bay x 13' (4.29m into bay x 3.96m)

Dining Area

13' 3" x 12' 3" (4.04m x 3.73m)

Kitchen:

10' 5" x 8' 4" (3.17m x 2.54m)

Bathroom

-Second Floor-

Bedroom One

13' 3" x 9' 3" (4.04m x 2.82m)

En-Suite Wet Room

Bedroom Two

14' x 7' (4.27m x 2.13m)

-Exterior-

Communal Gardens

Parking:

Electric car charging point.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to Ware Road, Hertford

- Two-Bedroom , Two Bathroom Conversion Maisonette
- Allocated Parking & EV Charging point
- Fitted Kitchen With Integrated Appliances
- SHARE OF FREEHOLD
- Ideally Located From Hertford Town & Hertford East Train Station

Tenure: Share Of Freehold

EPC Rating: Awaiting

Council Tax Band: A

Service Charge: 0

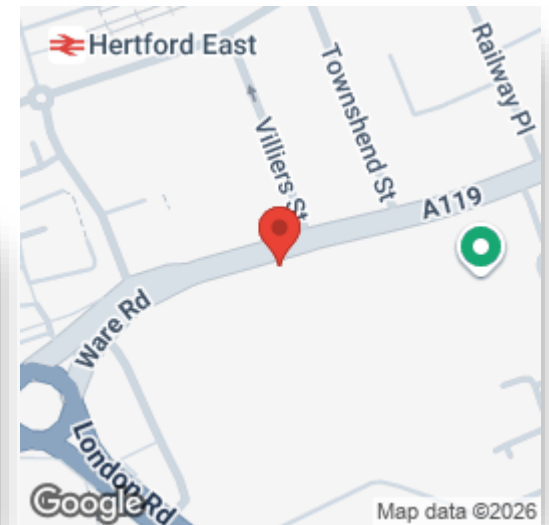
Ground Rent: 0

Building Insurance: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 13 Mar 2015.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide price **£450,000**



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFD108413](https://www.williamhbrown.co.uk/Property/HFD108413)



Property Ref:
HFD108413 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)