



Ware Road, Hailey Hertford SG13 7PF

welcome to

Ware Road, Hailey Hertford

WILLIAM H BROWN are thrilled to offer for sale this exceptionally presented FOUR BEDROOM DOUBLE STOREY EXTENDED SEMI DETACHED family home with excellent features to include beautifully LANDSCAPED REAR GARDEN, AMPLE OFF STREET PARKING ideally located within this sought after location. NO UPWARD CHAIN



Accommodation Comprises

Main front door leading to:

Entrance Hall

Stairs to first floor, large storage/coats cupboard, radiator, spot lights, understairs storage cupboard, door to:

Dining Area

French doors leading to rear garden, access to lounge and through to:

Kitchen / Breakfast Room

Fitted with a range of wall and base units with work surfaces, built in double oven and microwave, electric hob, extractor fan, sink unit, windows to side and rear aspects, feature breakfast bar, door to utility room, door to ground floor cloakroom.

Ground Floor Cloakroom

Low flush wc, sink unit, radiator, window.

Utility Room

Sink unit, wall and base units and work surfaces. Space for tumble dryer, plumbing for washing machine. Door to:

Garage

Up and over door, storage units with work tops. Light and power connected.

Family Lounge

Windows to both front and rear aspects, radiator, power points, tv point, feature fireplace, coving to ceiling, wall light points.

First Floor Landing

Window to front aspect, storage cupboards, door to:

Bedroom 1

Window to rear aspect, built in wall to wall wardrobes, radiator, power points, Door to:

En Suite Shower Room

Comprising of a tiled corner shower cubicle, low

flush WC, sink unit with vanity below, tiled walls, tiled flooring, heated towel rail, window.

Family Bathroom

Walk in double shower, bath with shower attachment, sink unit, low flush wc, enclosed vanity unit, tiled flooring and walls, heated towel rail, window to front aspect, spot lights, underfloor heating.

Bedroom 2

Window to rear aspect, fitted wardrobes and cupboards, radiator, power points.

Bedroom 3

Window to rear aspect, power points, radiator

Bedroom 4

Window to front aspect, power points, radiator,

Exterior

Landscaped rear garden with BBQ area, paved area, lawned area, flower borders, Feature fish pond. Brick built shed to far rear providing storage. Side access to front garden which provides ample off street parking for several vehicles.



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welcome to

Ware Road, Hailey Hertford

- Double Storey Extended Semi Detached Family Home
- Four Good Sized Bedrooms
- Two Bathrooms
- Ground Floor Cloakroom
- Superbly Fitted Kitchen/Breakfast Room
- Utility Room
- Landscaped Rear Garden
- Garage & Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112816 - 0005

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



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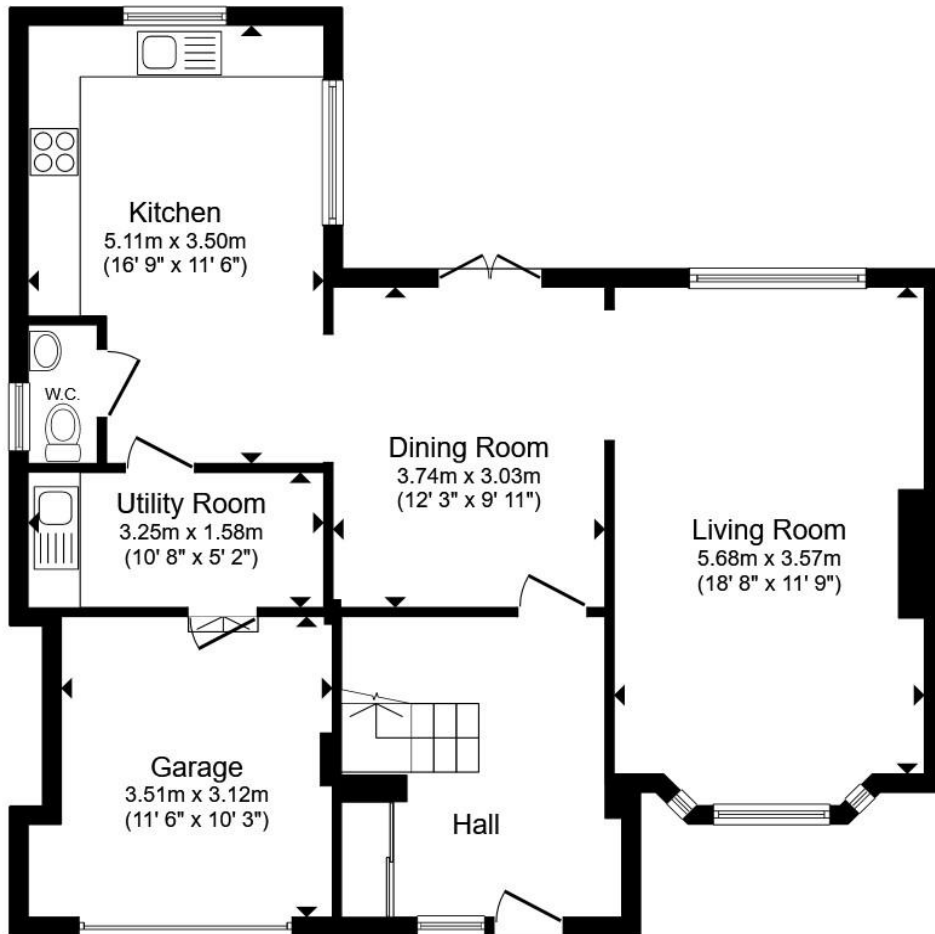
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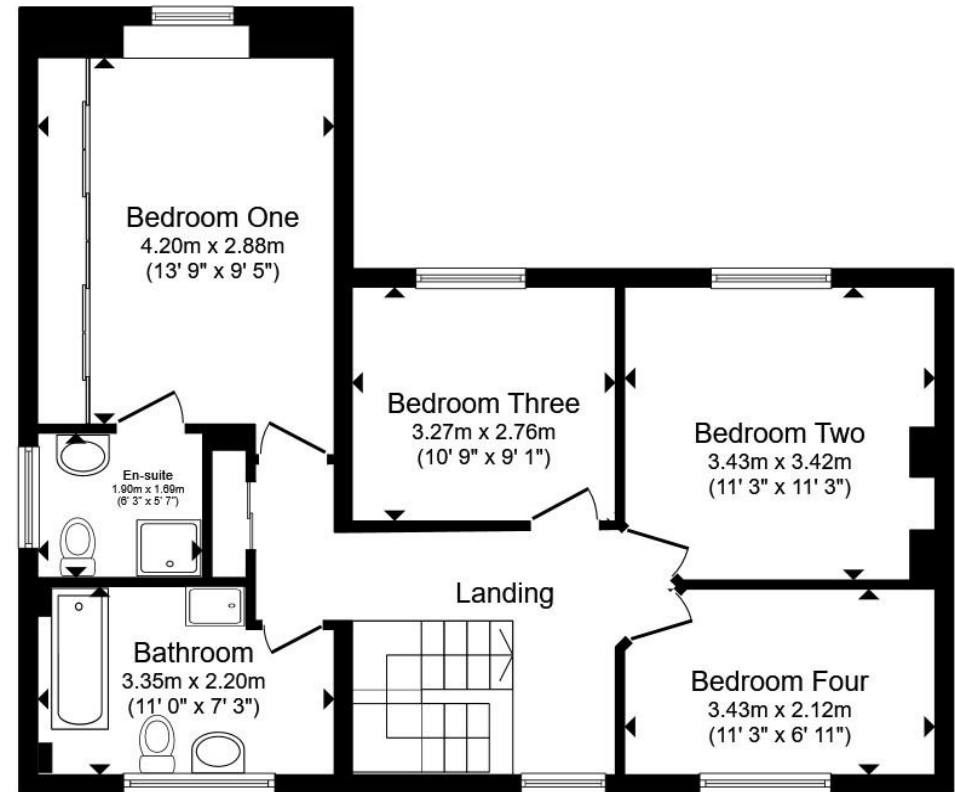
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Ground Floor



First Floor

Total floor area 149.1 m² (1,605 sq.ft.) approx

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.propertybox.io