



**367 Ware Road, Hailey**

Hertford

Guide Price **£489,995**



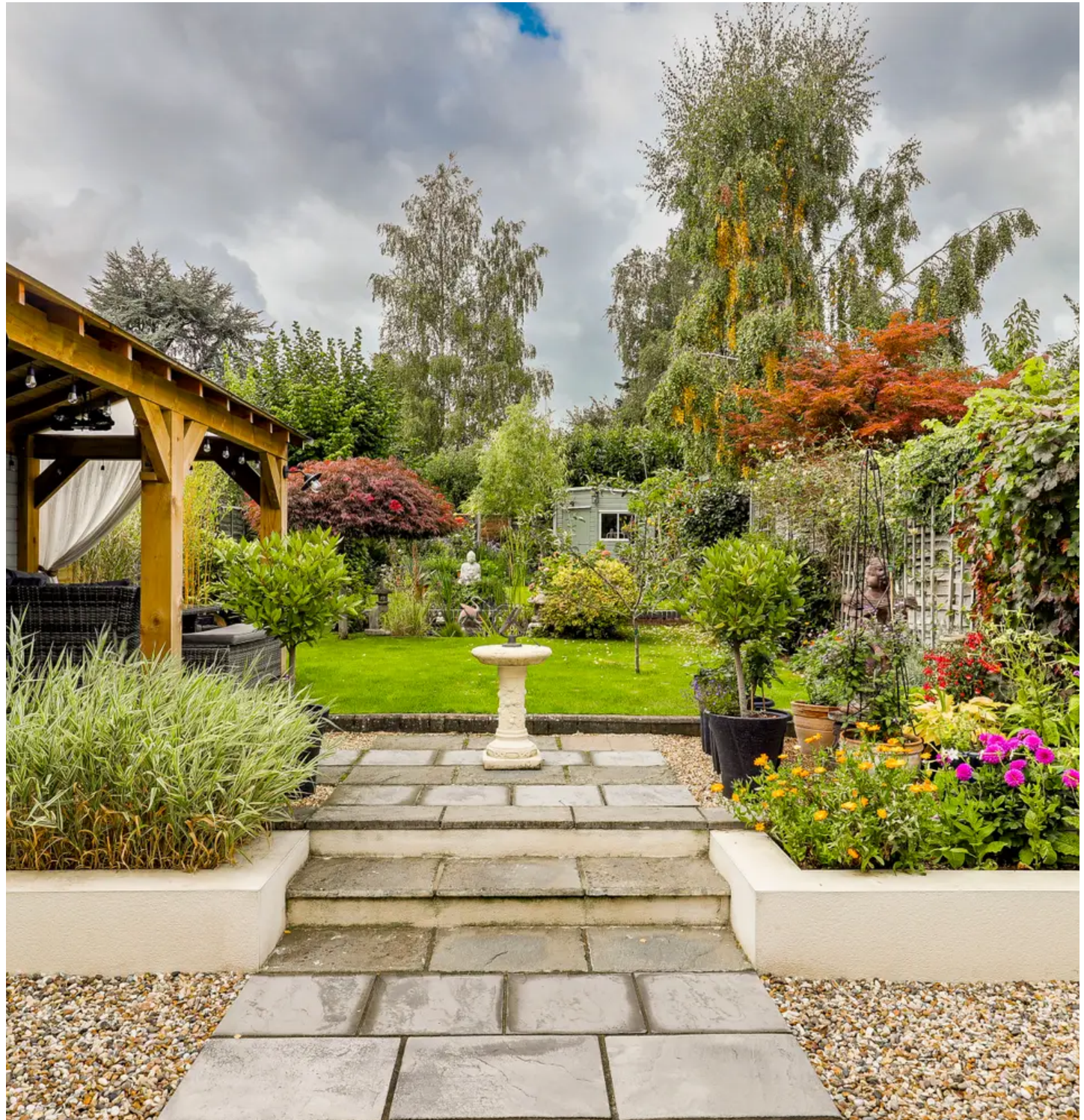
## 367 Ware Road

Hailey, Hertford

Ensum Brown are delighted to offer this excellent family house positioned in the rarely available location of Hailey, within the sought-after SG13 school catchment post code. Features include living room, kitchen/dining room, 3 bedrooms, family bathroom, delightful landscaped rear garden & driveway.

Council tax band: E

Tenure: Freehold



## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this excellent 3 bedroom semi-detached family house positioned in this highly desirable location on the outskirts of Hoddesdon and within easy access to the villages of Stanstead Abbots and Hertford Heath. The property is held in the sought-after SG13 post code providing access to some of the finest local schools in the local area. This home is being sold with the advantage of no upward chain and an internal viewing is a must to fully appreciate all that it has to offer.

Upon approach, the house is set back from the Ware Road and screened by mature privacy hedges. There's a front garden area laid to lawn and a driveway providing off street parking and this leads to double gates which lead into the rear garden.

Once inside, the impressive entrance hall is bright and spacious with wood flooring, a radiator and decorative cover plus stairs lead up to the first floor accommodation. Moving through to the living room, this is a lovely space ideal for the family to relax and unwind with features including wood flooring, a double glazed window to the front aspect and a built-in stainless steel gas fire.

The kitchen/dining room is accessed via folding doors from the living room, this is a lovely bright and airy space thanks to the double glazed window and patio doors which allow a lot of natural light to stream into the room. The kitchen is fitted with a comprehensive range of gloss white wall and base units complemented by black laminate worktops and a stainless steel 1.1/2 bowl sink with drainer and chrome mixer tap. There's also space for a fridge/freezer, washing machine and a Rangemaster-style oven with integrated 4-ring hob and extractor over. Other features include grey wood effect laminate flooring and a radiator.

Going up to the first floor landing you are greeted by a good-size landing with loft hatch providing access to the loft space. Doors lead off to the three bedrooms and the family bathroom.





The principal bedroom is positioned at the front of the property, this is a generous double bedroom with fitted wardrobes and a range of built-in storage cupboards, a radiator and decorative cover, fitted carpet plus a double glazed window to the front aspect. Moving into the second bedroom, this is another good-size double bedroom with fitted wardrobes, a radiator, fitted carpet and a double glazed window overlooking the rear garden. Lastly, the third bedrooms is a single bedroom with a radiator, fitted carpet and a double glazed window to the front aspect.

Completing the first floor of this home is the well-presented family bathroom which is fitted with a tasteful three piece suite comprising of a bath with chrome mixer tap and wall-mounted Aqualisa shower unit, wash hand basin with chrome mixer tap and built-in storage cupboards plus a low level push flush WC. Complementary features include a chrome heated towel rail, tiled flooring and walls plus an obscured double glazed window facing the rear aspect.

Outside, the property boasts a delightfully landscaped well-established rear garden with a sunny aspect. Commencing with a paved area leading to a large area laid to lawn complete with raised flower beds and a feature wildlife pond. There's also a superb bar with seating area ideal for entertaining along with a timber storage shed. Double gates lead out to the front of the property where you will find a driveway and lawned front garden area.

This excellent home also offers great potential to extend to the rear (STPP) as modelled by neighbouring properties in the road.

Council tax band: E

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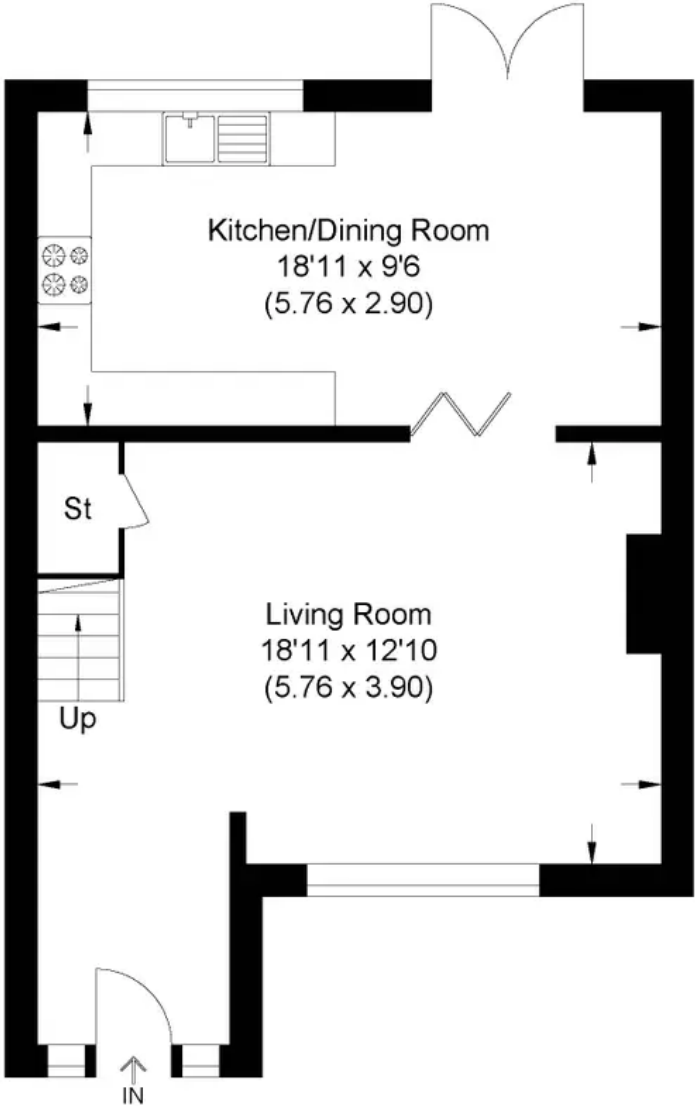
- Excellent Semi-Detached Family House
- Rarely Available Location (SG13 Post Code)
- Beautifully Presented Throughout
- Bright & Spacious Living Room
- Delightful Open-Plan Kitchen/Dining Room
- Three Good-Size Bedrooms
- Superb Landscaped Rear Garden
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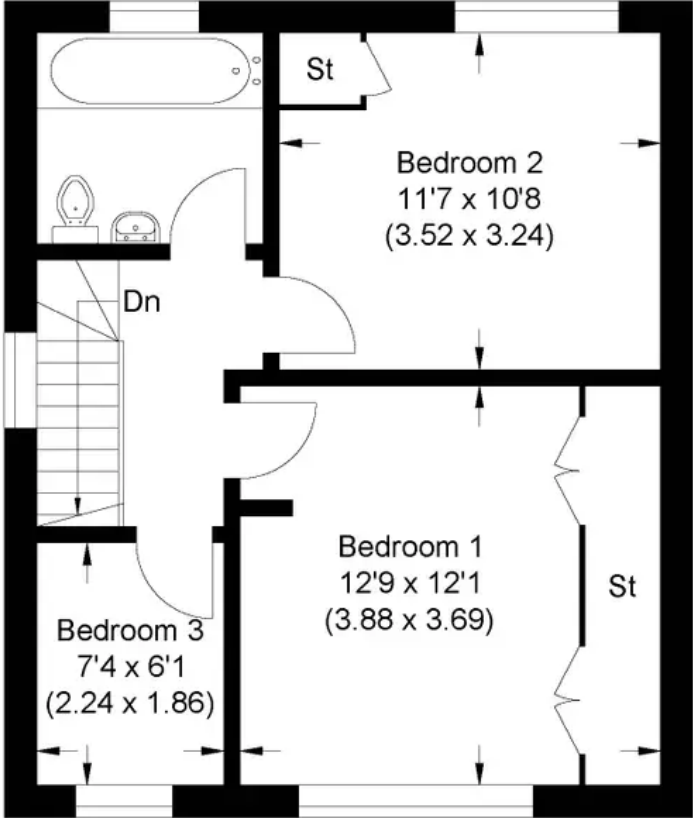




Approximate Gross Internal Area  
83.0 sq m / 893.40 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





## Ensum Brown

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