

163 Ware Road
Herford, Hertfordshire SG13 7EQ
Guide price £799,995

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Set in a pretty terrace this lovely property offers a charming interior and retains a wealth of character with exposed wooden floors, fireplaces and original doors.

The property enjoys a fantastic layout, featuring an eat-in kitchen/dining room which is a well-planned family space and enjoys French doors onto the garden.

There are two open plan reception rooms with fireplaces, the living room at the front of the house and the family room with door providing access to the garden. A cloakroom/ WC completes this floor.

There is also a useful basement room, which offers natural light and is currently being used as a playroom/study.

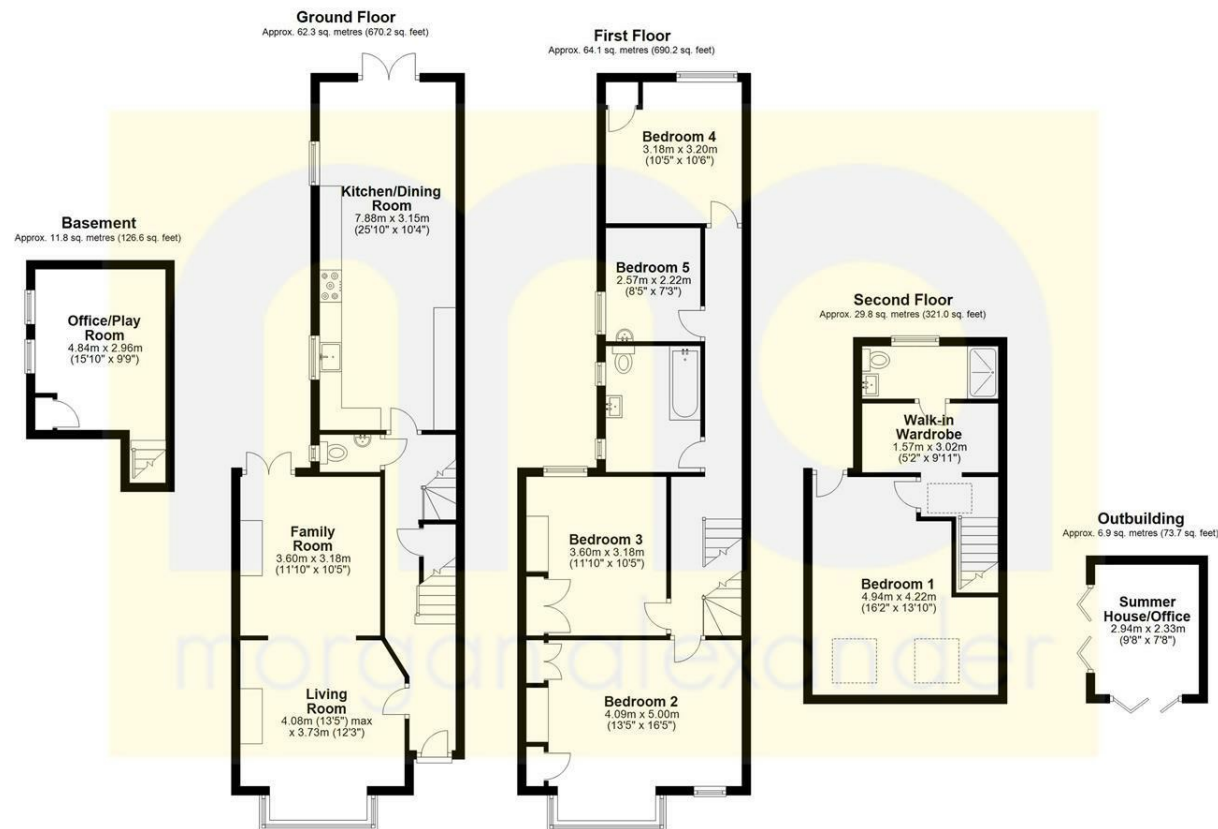
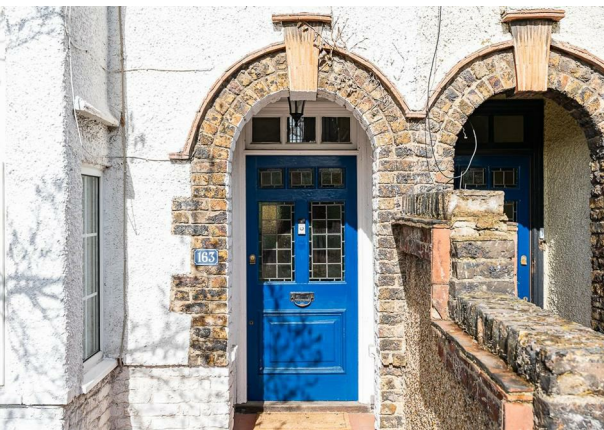
On the first floor there are four bedrooms, each with an abundance of light and airy feel, and there is a generous indulgent family bathroom with a modern white suite.

The top floor offers a master bedroom with dressing area and en-suite shower room.

Outside there is a delightful rear garden, perfect for family fun outside dining, whilst remaining leafy and green, with a raised decked terrace and lawn area- the best of both worlds! At the rear of the garden is a useful summer house/office which offers power and internet. The



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Total area: approx. 174.8 sq. metres (1881.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (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 | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) 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 | | |

PROPERTY MISDESCRIPTIONS ACT 1991

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