

9 Widford Road
Ware, SG12 8NN
Guide price £675,000





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Nestled in the heart of the sought-after village of Hunsdon, is this beautifully presented three-bedroom detached bungalow that offers the perfect blend of rural charm and modern convenience.

This delightful property is set within walking distance of essential amenities, including the local doctors' surgery, Hunsdon Convenience Store with Post Office, two welcoming village pubs, and the local park—ensuring that everything you need is close to home.

Accommodation:

The bungalow boasts well-maintained and spacious accommodation throughout, including:

Reception Hall: Welcoming and spacious, offering access to all principal rooms.

Living/Dining Room: A bright and airy space ideal for both relaxation and entertaining, with ample room for a dining table and lounge area.

Kitchen with Utility Room: Fully fitted kitchen with modern appliances and a handy utility room for additional storage and laundry needs.

Conservatory: Featuring blinds to all windows and doors, the conservatory has been fitted with an insulated roof, ensuring it remains comfortable throughout the year.

Three Bedrooms: Generously sized, with two bedrooms featuring fitted wardrobes that will remain, providing plenty of storage space.

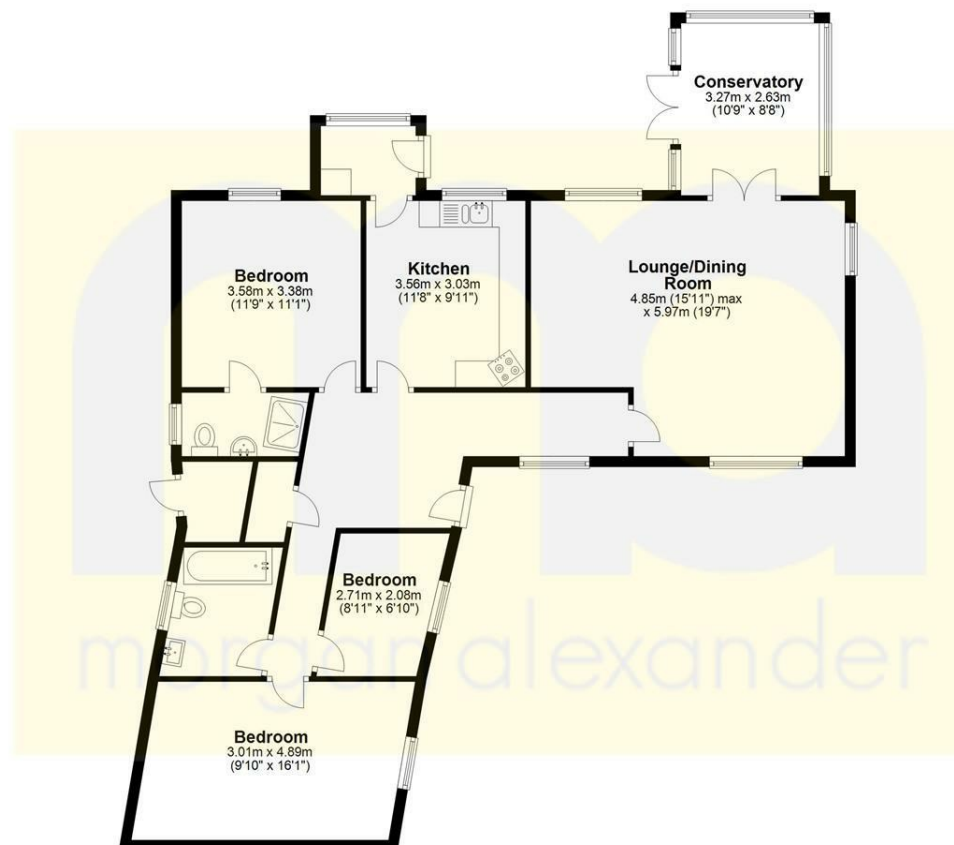
En Suite Shower Room: Serving the master bedroom, this modern en suite offers convenience and privacy.

Family Bathroom: Well-appointed with contemporary fittings.





Ground Floor
Approx. 108.9 sq. metres (1172.0 sq. feet)



Total area: approx. 108.9 sq. metres (1172.0 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, features, 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the Property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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