

59 Ware Road  
Herford, SG13 7ED  
Guide price £1,160,000

**ma**  
morgan alexander





## 59 Ware Road Hertford, SG13 7ED

Enjoying a handsome period façade, this beautiful and extended three-bedroom Victorian residence offers over 2,600 sq ft of refined accommodation across three floors. Positioned enviably on Ware Road—just moments from Hertford town centre—this is a rare opportunity to secure an exceptional family home in the heart of SG13, with access to preferred schools and a coveted lifestyle.

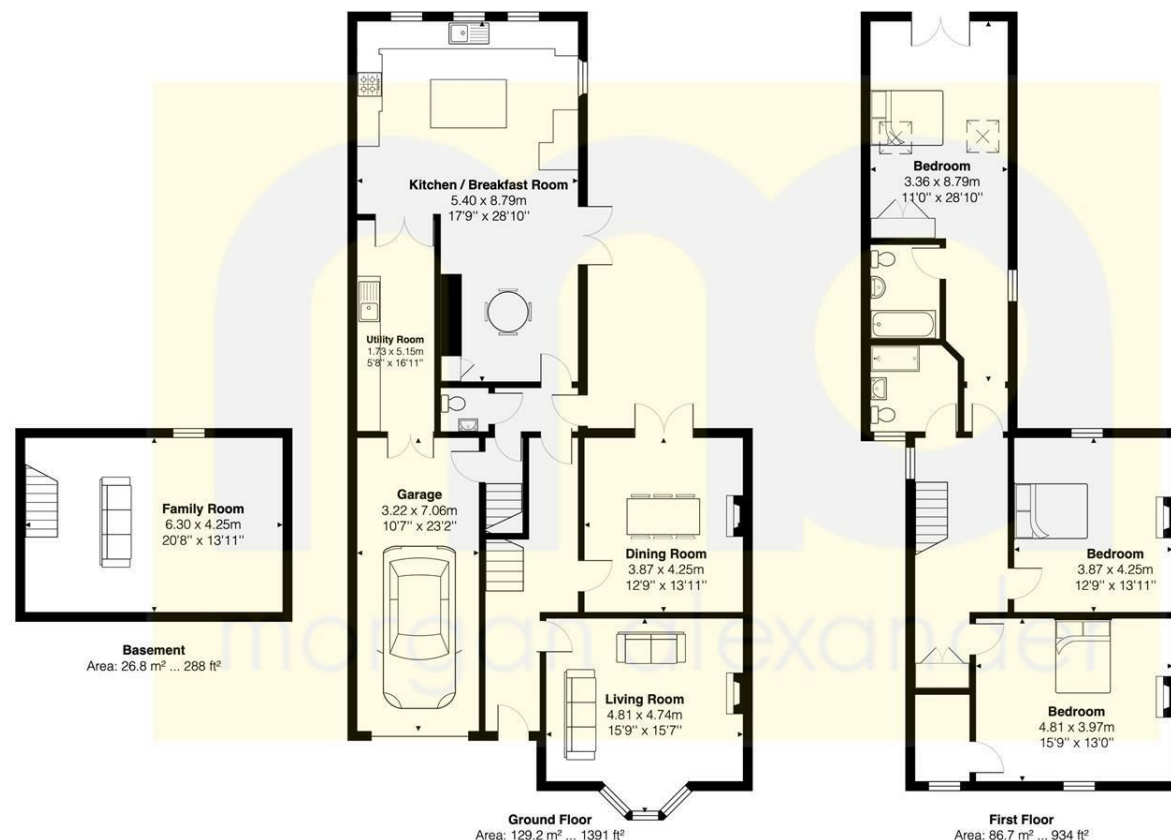
Brimming with original features—sash windows, ornate coving, high ceilings, and working fireplaces—this home blends period charm with modern elegance.

You're welcomed via an impressive storm porch and original front door into a wide entrance hall that sets the tone. To the front, a living room with bay window and period fireplace offers a warm, inviting retreat. The separate dining room—with fireplace and French doors—opens onto the garden.

The stunning kitchen/breakfast room balances style and function, featuring bespoke units, a central island, integrated appliances, ample workspace, and direct garden access. Underfloor heating adds comfort. A utility room off the kitchen provides further practicality and access to the garage.

On the lower ground floor, a generous family room with parquet flooring and natural light is ideal as a cinema snug, gym, or playroom.





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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

#### PROPERTY MISDESCRIPTIONS ACT 1991

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