

206 Ware Road  
Hertford, SG13 7HB  
Guide price £665,000

**ma**  
morgan alexander







## 206 Ware Road Hertford, SG13 7HB

Morgan Alexander are delighted to present this stunning three-bedroom, two-bathroom Victorian semi-detached family home, perfectly blending timeless period charm with modern comfort. Ideally located on Ware Road, the property offers easy access to both Hertford and Ware town centres, excellent schools, and superb transport links.

A welcoming entrance hall with elegant tiled flooring leads to the bay-fronted living room, featuring double-glazed sash windows, a cast iron fireplace with decorative tiled slips, and beautiful parquet flooring flowing into the dining room. This warm and sophisticated space is ideal for family living and entertaining. The dining room includes a feature fireplace, garden views, and useful understairs storage, while the kitchen boasts solid wood worktops, a Butler sink, integrated appliances, and dual-aspect windows that flood the space with natural light.

Upstairs, the generous principal bedroom includes fitted wardrobes and a stylish en-suite shower room. A further bedroom and luxurious family bathroom complete the first floor. The bright second-floor bedroom, with rear window and Velux skylight, offers excellent flexibility as a guest room, home office, or teenager's suite.

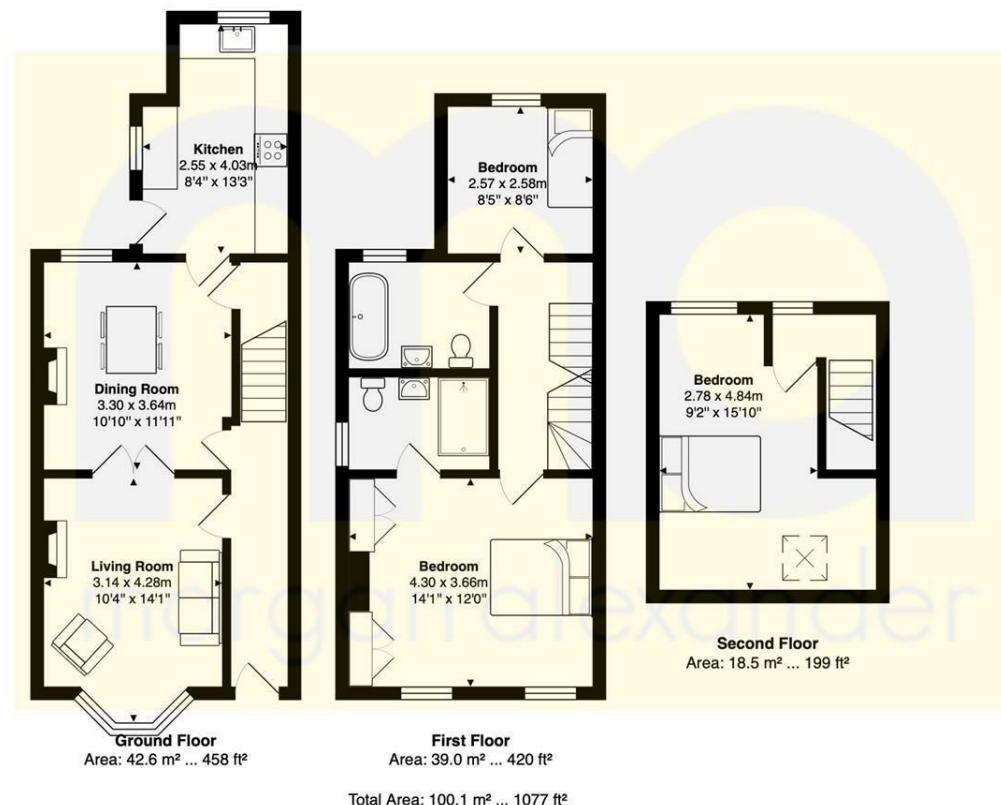
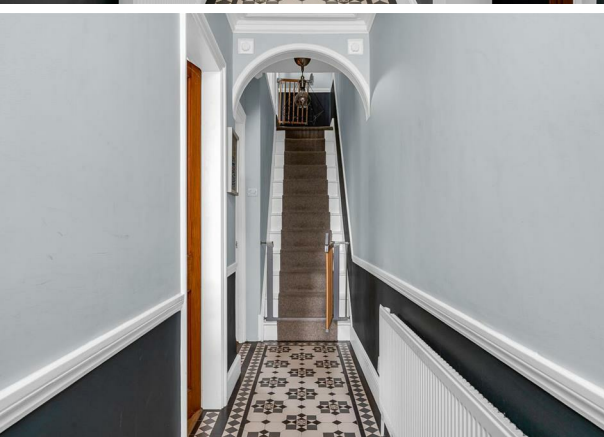
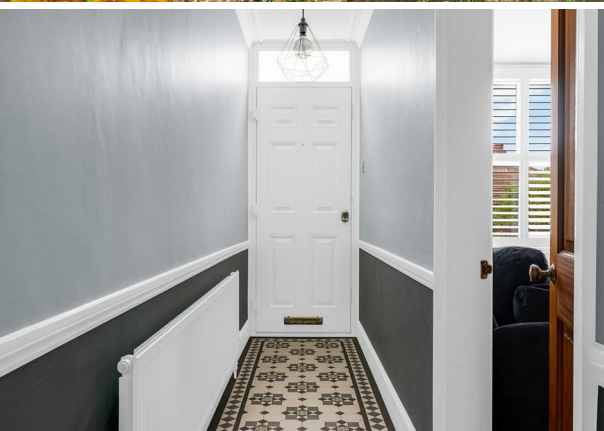
The south-facing rear garden is beautifully maintained, with a paved terrace for outdoor dining, a neat lawn, and secure fencing for privacy, plus side access via a rear gate.

This wonderful home also offers scope to extend to the rear or create off-street parking (subject to planning), with neighbouring homes having set a strong precedent.









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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	

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