

**34 Queens Road**  
**Ware, SG12 7DN**  
**Guide price £625,000**

**ma**  
morgan alexander







## 34 Queens Road Ware, SG12 7DN

Set back from the road with a paved driveway providing off-street parking, this impressive home offers stylish, modern interiors finished to a consistently high standard. Underfloor heating to key ground floor areas adds everyday comfort and a premium feel.

At the heart of the house is the bespoke kitchen/dining room – a superbly designed, highly functional space with integrated appliances, underfloor heating and wide bi-folding doors opening directly onto the garden. Ideal for family life and entertaining, it is supported by a separate utility room that keeps practicalities neatly hidden. To the front, the living room is elegant and welcoming, finished with contemporary flooring and further underfloor heating, while a sleek ground floor cloakroom completes the layout.

Upstairs, the accommodation is intelligently arranged. The top floor is dedicated to a generous principal bedroom suite with the benefit of a nearby en-suite bathroom, creating a private retreat. The first floor offers three well-proportioned bedrooms served by a high-quality family bathroom with modern fittings.

Outside, the landscaped rear garden has been designed for easy, modern living. An artificial lawn provides a safe, low-maintenance play area, while paved terrace spaces off the kitchen are perfect for outdoor dining and summer evenings. A side gate offers convenient access to the front.

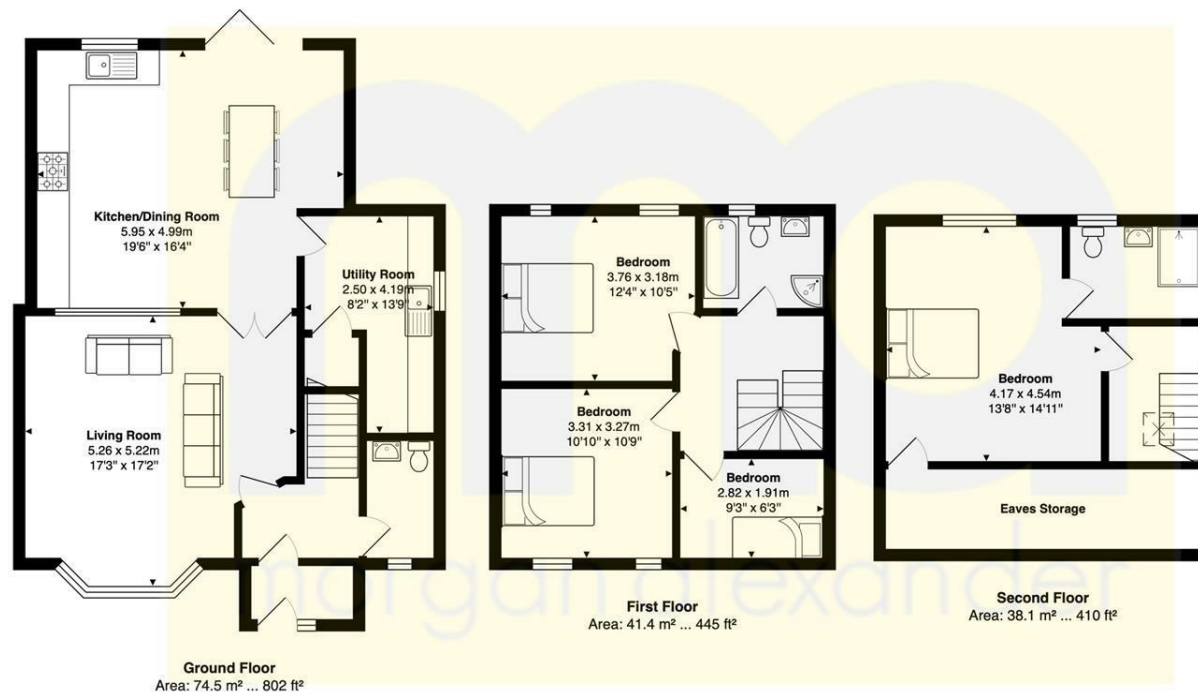
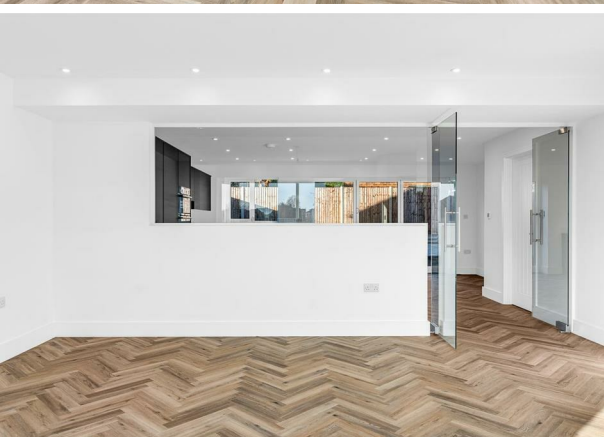
Ideally located within easy reach of Ware High Street, the mainline station with direct services to London, and the River Lea with its scenic towpath walks, this is a turn-key home in a central yet practical setting – stylish, efficient and ready to move straight into.



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Queens Road





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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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