

10 Sacombe Green Road
Ware, Hertfordshire SG12 0JN
Guide price £500,000





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The property boasts a welcoming entrance leading into a bright hallway, a spacious living/dining room, ideal for both relaxing and entertaining with views over the garden. To the rear, a well-appointed kitchen/dining area provides a practical and sociable space with separate pantry style cupboard with a door to the garden and a boot room area with access to the side door.

Upstairs, the home offers three bedrooms, including two double, alongside a modern family bathroom. The layout is perfectly suited for growing families, home working, or those looking for additional space.

Externally, the property benefits from a private rear garden, summer house ideal for home office or outdoor entertaining and enjoying the peaceful surroundings. As an end-of-terrace, the home also enjoys added privacy and side access, enhancing both convenience and outdoor potential.

Sacombe Green Road is set within a picturesque village location, surrounded by open countryside, yet within easy reach of Hertford, Ware, and excellent transport links into London—making it an ideal choice for commuters seeking a quieter lifestyle.

This is a fantastic opportunity to acquire a well-presented family home in a sought-after Hertfordshire village location.

Early viewing is highly recommended.





**Approximate Gross Internal Area 1025 sq ft - 95 sq m
(Excluding Outbuilding)**

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 430 sq ft – 40 sq m

Outbuilding Area 70 sq ft – 6 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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