

- Spacious Family Home
- Popular Residential Location
- Delightful Living Room
- Superb Kitchen/Dining Room
- Ground Floor Cloakroom/WC
- Three Good-Size Bedrooms
- First Floor Family Bathroom
- Family-Friendly Rear Garden
- Residents Allocated Parking

BIRDIE WAY, HERTFORD, SG13

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Ensum Brown offer for sale this deceptively spacious family home. Featuring a lovely living room, superb open-plan kitchen/dining room, ground floor cloakroom/WC, 3 generous bedrooms and first floor family bathroom. Family-friendly rear garden. Allocated parking for one car. Viewing essential!

OFFERS IN EXCESS OF
£350,000

Ware
01920 412200

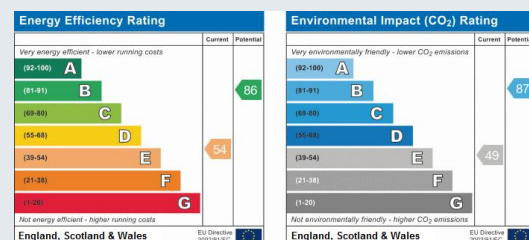
110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

Ensum Brown are delighted to present to the market this rarely available three bedroom family home ideally positioned in this popular residential location within close proximity to Hertford's bustling and vibrant high street & Hertford East British Rail Station with its fast links into London Liverpool Street (approx. 40 minutes journey time). The property has been superbly maintained by the present vendor and is presented in great condition throughout.

Upon approaching the property it has great kerb appeal and sits peacefully in this family-orientated setting. Once entering the house into the welcoming porch featuring tiled flooring, radiator and storage cupboard, you can tell that this is a special property. A door leads through to the well-proportioned and bright living room which benefits from fitted carpet, double glazed window to the front aspect, slimline radiator, TV point and stairs leading up to the first floor accommodation.

Walking through to the spacious open-plan kitchen/dining room, this is a superb space ideal for the whole family to get-together. Featuring tiled flooring, radiator, two double glazed windows to the rear aspect and spotlights to ceiling, the kitchen is well equipped with an ample range of matching cream wall and base units complemented by wooden worksurfaces incorporating a breakfast bar. There is an integrated dishwasher, built-in stainless steel Zanussi oven with stainless steel 4-ring hob and extractor over. Space for washing machine and fridge/freezer, cupboard housing Vaillant gas central heating boiler. The dining area is of a particularly good size, there is ample space for a dining table and chairs.

The kitchen/dining room leads through to a lobby area which has tiled flooring, double glazed single door leading out to the rear garden and a door leading into the cloakroom/WC which is fitted with a white suite comprising low level flush WC, wash hand basin. Also benefitting tiled flooring, radiator and a double glazed obscured window to the rear aspect.

Going upstairs, the first floor landing is bright and spacious with doors leading off to the three bedrooms and family bathroom. The landing comprises fitted carpet, loft hatch providing access to a part-boarded and insulated loft space used for storage and two large built-in storage cupboards.

The master bedroom is of a very generous size and located to the front of the property with a double glazed window. This bedroom features fitted carpet, space for fitted wardrobes, radiator and TV point. The second bedroom is also a good-size double with double glazed window to the rear aspect, fitted carpet, space for fitted wardrobes and radiator. Heading into the third bedroom, this is a great size single and offers fitted carpet, double glazed window to the front aspect, built-in storage cupboard/wardrobe and radiator.

Completing the first floor accommodation is the well-appointed family bathroom which benefits from tiled flooring and partly-tiled walls, wall-mounted chrome heated towel rail, obscured double glazed window to the rear aspect. Fitted with a three piece white suite comprising low level flush WC, wash hand basin, bath with wall-mounted chrome shower and screen.

Externally, the low maintenance rear garden is a great space commencing with a paved patio area leading to an area laid to lawn with gate to the rear providing access to a hard-standing off street parking space. This garden is very private and would be ideal for a growing family.

All in all this is a superb opportunity to acquire a lovely family home in a fantastic location. Please call or email us to arrange your accompanied viewing, you won't be disappointed!

LOCATION - HERTFORD

Hertford is the county town of Hertfordshire, believed to have been habited since around the 7th Century. Today, Hertford is a bustling market and riverside town with a population in excess of 25,000.

Hertford is a beautiful market and riverside town and in fact has 4 rivers; the Rib, Beane and Mimram join the River Lea in Hertford. Hertford is located off the A10 and also has the equally popular town of Ware just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Hertford East station to Liverpool Street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

