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Hazeldene Cambridge Road, Wadesmill, Ware, SG12 0TJ

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Offers In Excess Of £630,000

This lovely four-bedroom house is offered ****for sale**** in the Village of Wadesmill, providing a well-arranged family home within a semi-rural Hertfordshire setting.

The ground floor features two reception rooms, a Living room with a fireplace creating a focal point for the space and a Dining room enjoying a garden view. The kitchen benefits from good natural light and includes a breakfast area suitable for informal dining.

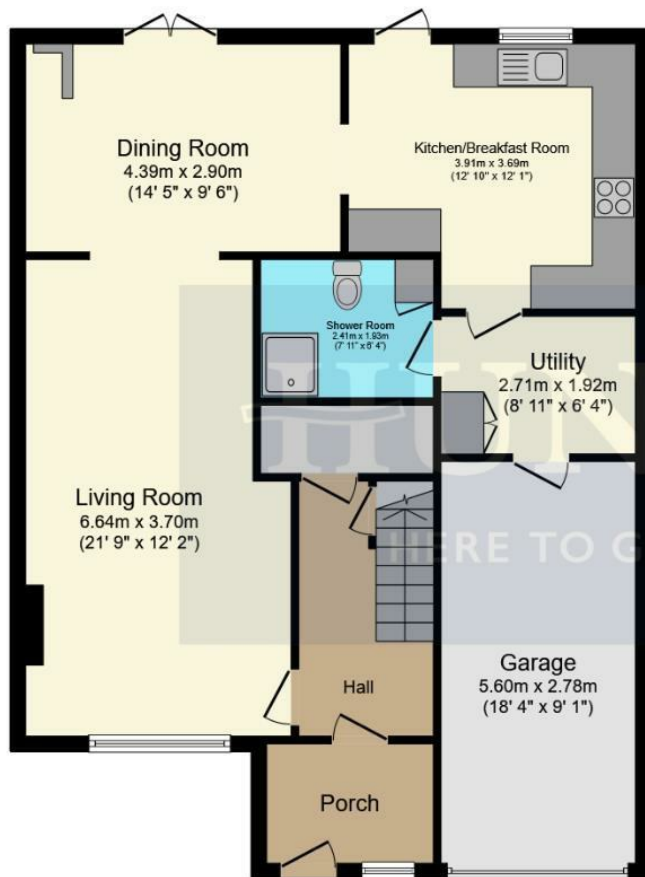
Upstairs, the property offers four bedrooms. Master Bedroom to front aspect. Bedroom two is a large double room, Bedroom Three has built in wardrobes while bedroom four is a single, making it suitable as a bedroom, nursery or study. The main bathroom comprises a luxury white suite with modern gloss storage units.

The location offers countryside views and easy access to green spaces, walking routes and cycling routes, appealing to families and those who enjoy the outdoors. Nearby Ware provides a range of shops, cafés and everyday amenities, with further facilities available in Hertford.

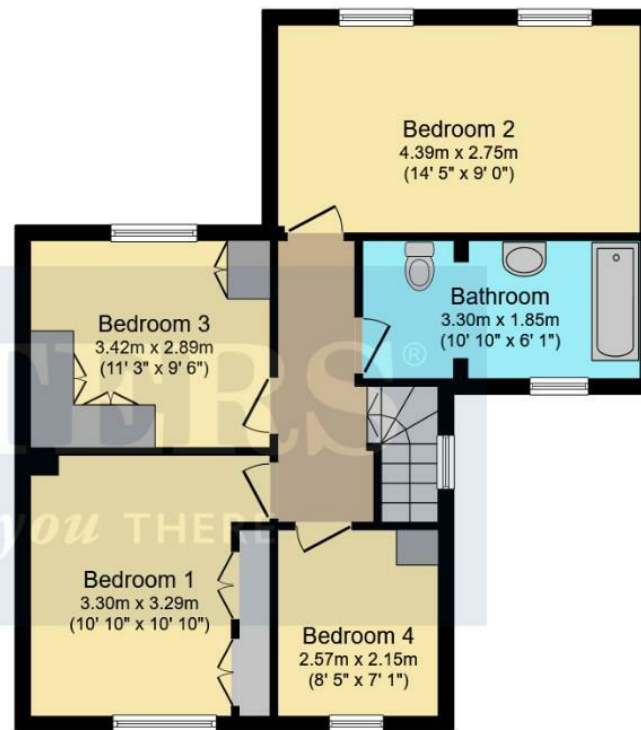
For commuters, Ware station is within convenient reach by car or local bus, offering services to London Liverpool Street in around 45–50 minutes via Broxbourne. Road links are good, with access to the A10 connecting towards London and Cambridge.

Local schooling options in the wider Ware and Hertford area include a selection of primary and secondary schools, making this house a practical choice for families seeking a balance of village-style living and access to town facilities.

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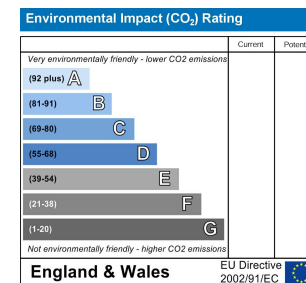
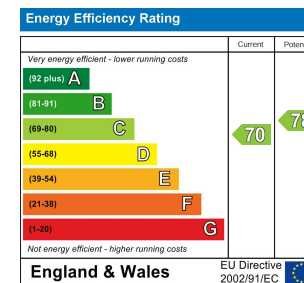
Ground Floor



First Floor

Total floor area: 141 sq.m. (1,520 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



ENTRANCE PORCH

Double glazed UPVC door into; Painted walls, wood effect flooring. Glass panel door into;

HALLWAY

Wood effect flooring, painted walls. Large storage cupboard. Carpet flooring on stairs to first floor;

LIVING ROOM

21'9" x 12'2"
Glass panel door into; Large through lounge. Painted walls, carpet flooring. Feature fireplace. UPVc Double glazed windows to the front aspect. Access to;

DINING ROOM

14'5" x 9'6"
painted walls, Wood effect flooring, UPVc French doors leading to rear garden. Access to;

KITCHEN

12'10 x 12'1"
Tiled flooring, comprehensive range of wall and base units, sink and drainer, four ring gas hob with oven under & feature extractor hood above. Integrated dishwasher. Breakfast bar area. UPVc Window to rear aspect UPVc door leading to the garden. Panel door into;

UTILITY ROOM

8'11" x 6'4"
Painted walls, Space for fridge freezer, space for washing machine. Access to Garage. Panel door into;

SHOWER ROOM

7'11" x 6'4"
Shower room comprising white suite with Shower cubicle, Low level w.c and Wash basin. Tiled walls;

LANDING

Painted walls, Carpet flooring. UPVc window to side aspect. Access to bedrooms and family Bathroom;

MASTER BEDROOM

10'10" x 10'10"
Panel door into; Wood effect flooring, Painted walls. UPVc double glazed window to front aspect;

BEDROOM TWO

14'5" x 9'0"
Panel door into; Painted walls, Wood effect flooring, UPVc double glazed windows over looking the rear garden and countryside views beyond;

BEDROOM THREE

36'1"9'10" x 29'6"19'8"
Panel door into; Painted walls, Wood effect flooring. UPVc double glazed window over looking rear garden and countryside views beyond. Built in wardrobes;

BEDROOM FOUR

8'5" x 7'1"
Panel door into; Painted walls, Wood effect flooring. UPVc double glazed window to front aspect;

BATHROOM

10'10" x 6'1"
Modern luxury Bathroom suite comprising three piece white suite with panel Bath and shower above, Low level w.c, and Wash basin. Coloured gloss storage units. Privacy UPVc double glazed window to front aspect;

GARAGE

18'4" x 9'1"
Large single garage. Recently fitted Boiler. Potential for conversion;

OUTSIDE

FRONT:

Block paved driveway with ample parking. Mature Shrub borders. Brick wall to front boundary;

REAR:

Well presented rear garden with versatile space to include Patio stepping up to artificial Lawn area and base for Hot tub. Large shed with power and light. Further top tier with Wood structure Gazebo and seating area. Lovely views across open countryside.

Mortgage Advice

Through our associated mortgage broker The Finance Family we can offer clear, impartial advice from the whole of the mortgage market.
Our dedicated advisor can help with all types of mortgages & financial services such as;
• First time buyers
• Re-mortgages
• Buy to Let
• Life Assurance & Protection
Please feel free to contact us for further details.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. The Finance Family are directly authorised and regulated by the Financial Conduct Authority FCA No. 81307

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. If you live outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

England & Wales
EU Directive
2002/91/EC







