



abel
OF HERTFORD
Sales & Lettings

Linwood Road, Ware,
£499,950



Linwood Road, , Ware SG12 7JQ

INCLUDES 3D VIRTUAL TOUR Abel Of Hertford are delighted to offer to the market this opportunity to own this recently renovated 1960's four bedroom, semi-detached family home. Comprises of entrance porch, cloakroom, spacious lounge, fully re-fitted kitchen/dinning room with built in appliances and lean to. Rising upstairs we have the master bedroom with built in wardrobes, three further double bedrooms along with a large re-fitted family bathroom. Benefits include, fully double glazed throughout, gas central heating, spacious front and rear gardens with the rear garden not being overlooked with views over fields, measuring approximately 26ft x 20ft. Further benefits include a garage with driveway for numerous vehicles.
Look no further, we have found it. Call now to view to avoid missing out.

ENTRANCE PORCH

6' 7" x 4' 9" (2.01m x 1.47m)
1 radiator, tiled flooring, door to lounge.

LOUNGE

15' 0" x 14' 2" (4.58m x 4.33m)
Double Glazed window to front, x2 radiators, electric feature fireplace, feature fire place can be removed if one wished to bring it back to it's original self, x2 aerial points, sliding door to kitchen/dining room, door to hallway.

CLOAKROOM

Opaque double glazed window to side, pedal stall wash hand basin with mixer tap over and tiled splash backs, low level w/c, x1 radiator, tiled flooring.

KITCHEN/DINER

23' 8" x 10' 5" (7.23m x 3.18m)
x2 Double glazed windows to rear, fully re-fitted kitchen with array of wall mounted units and work surfaces over. 1 1/2 sink drainer unit with mixer tap over, built in appliances such as, hob, oven with extractor fan over, fridge/freezer, built in dishwasher, cleverly designed double larder cupboard, cupboard also housing wall mounted boiler, x2 industrial designer drop lights over the breakfast table, porcelain/Alania tiled flooring with spot lighting effect and spot lights to ceiling. Double glazed single door to rear garden, double glazed door to lean to.

LEAN TO

7' 9" x 3' 10" (2.38m x 1.18m)
UPVC double glazed construction with double glazed window to rear, double glazed patio door to side and double glazed door to front.

LANDING

Opaque double glazed window to side, access to loft, doors to all upstairs accommodation.

MASTER BEDROOM

12' 7" x 12' 4" (3.85m x 3.77m)
Double glazed window to front, x1 radiator, array of built in wardrobes, x1 aerial point, power sockets with built in USB points.

BEDROOM 2

10' 4" x 8' 2" (3.17m x 2.51m)
x1 Double glazed window to front, x1 radiator.

BEDROOM 3

10' 5" x 8' 2" (3.2m x 2.5m)
x1 double glazed window to rear, x1 radiator, power points with USB points.

BEDROOM 4

8' 3" x 7' 4" (2.52m x 2.25m)
x1 Double glazed window to rear, x1 radiator, power points with USB.

FAMILY BATHROOM

9' 8" x 6' 6" (2.97m x 2.00m)
x1 opaque double glazed window to rear, x1 opaque double glazed pane to side, pedal stole wash hand basin, mixer tap over with tiled splash back, single panel bath unit, shower attachment over with tiled splash back, low level w/c, wall mounted electric shaving point, airing cupboard housing water tank with shelving over, spot lights to ceiling, wood effect ceramic flooring.

FRONT GARDEN

Pathway leading to front door with x2 wall mounted lights, gated access to rear garden, half laid to lawn with plant and shrub borders and the other half a driveway for numerous vehicles.

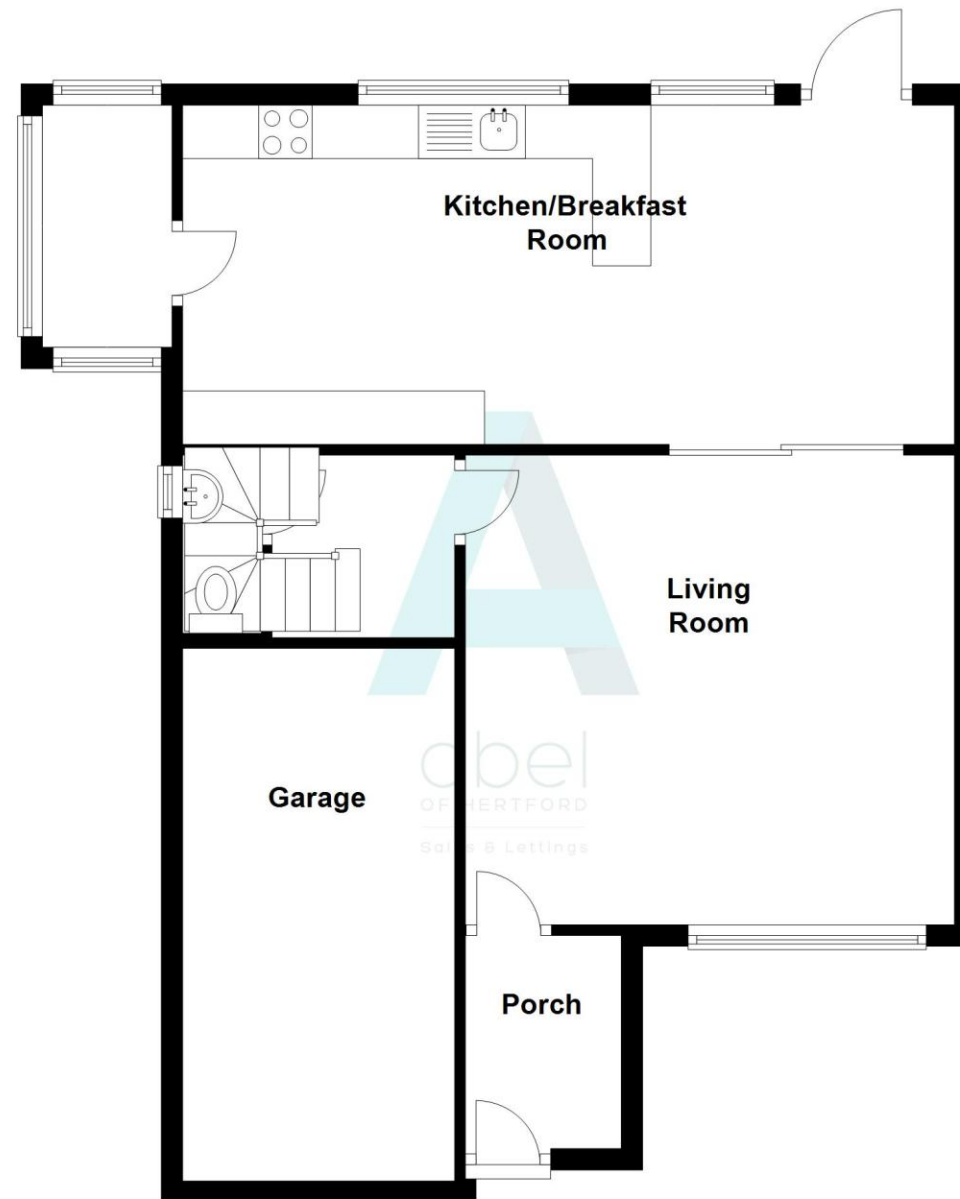
REAR GARDEN

85' 7" x 66' 7" (26.1m x 20.3m)
Patio area, wall mounted lights, x1 shed, wall mounted tap, mainly laid to lawn with mature plant and shrub borders, brick built pond, apple/pear trees, door to garage, picket/timber lap fence surround with gated access to front.



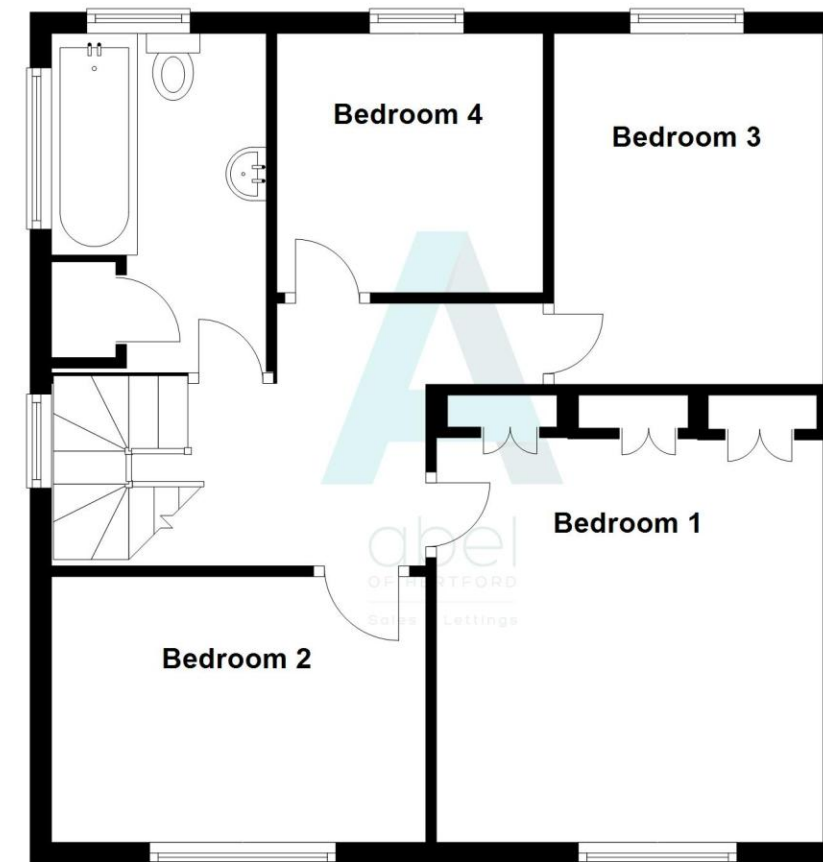
Ground Floor

Approx. 729.2 sq. feet



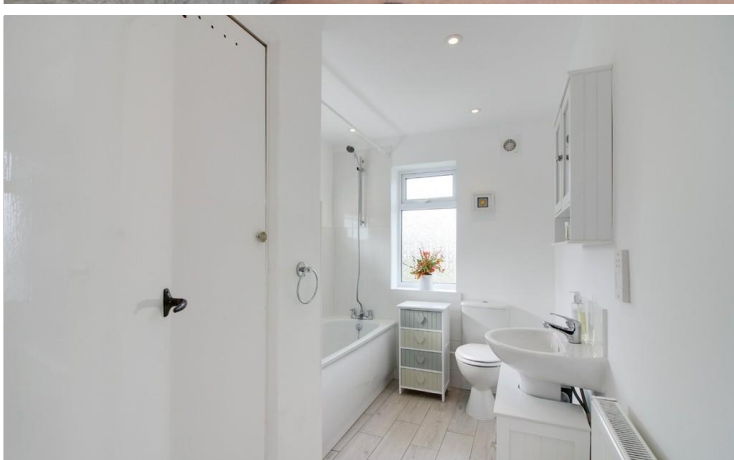
First Floor

Approx. 588.8 sq. feet



Total area: approx. 1317.9 sq. feet





Get in touch

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