

18, Hoe Lane, Ware
SG12 9NU

Guide Price £750,000

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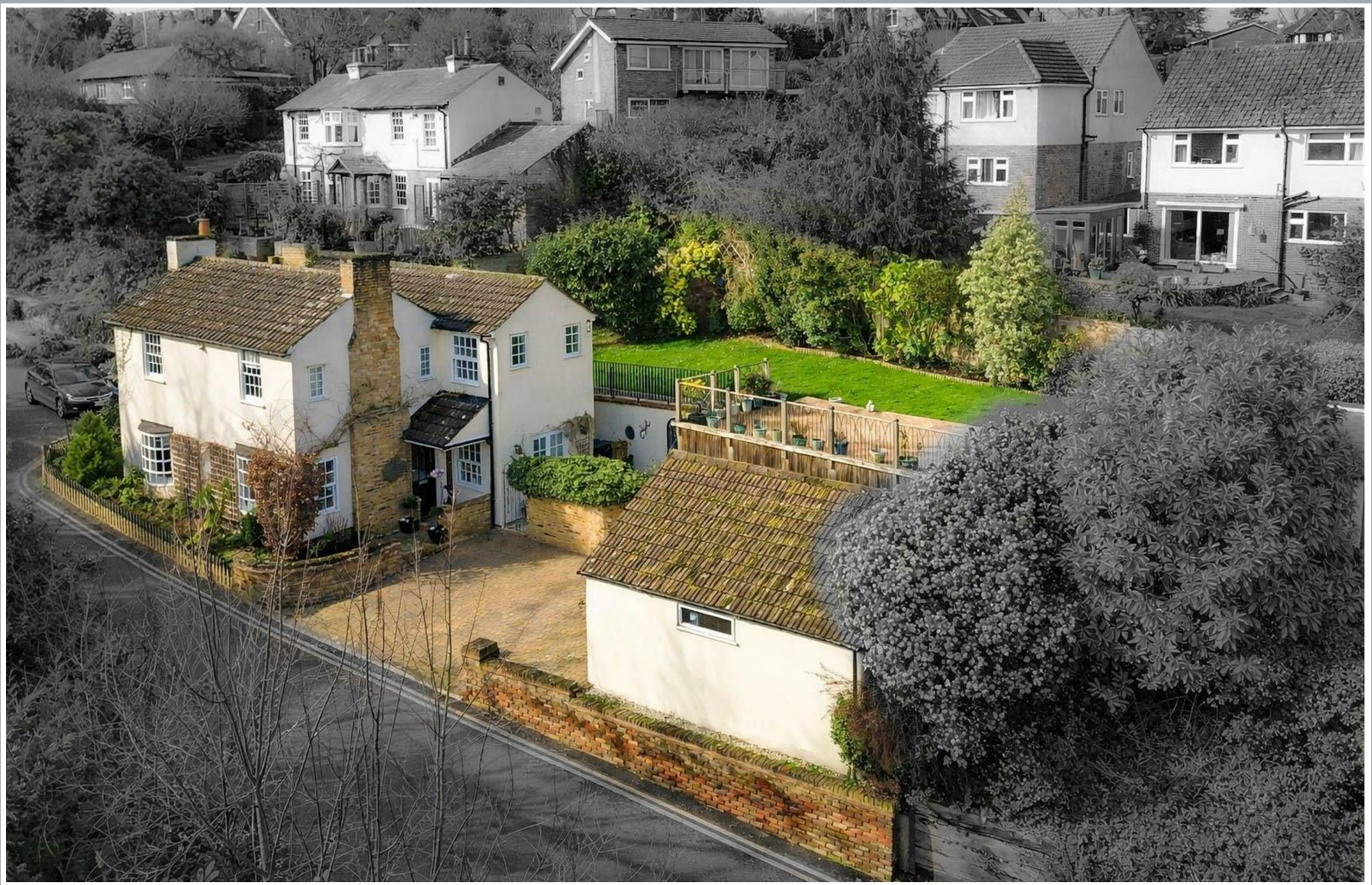




Rose Cottage, 18 Hoe Lane, Ware, Herts, SG12 9NU

An attractive three bedroom detached character cottage, ideally located on the highly sought-after South Side of Ware, within easy reach of the town centre's excellent amenities and the mainline rail station with direct links to London Liverpool Street. Rose Cottage is rich in charm and period character, arranged over two well-proportioned levels. The property welcomes you with a pleasant entrance hallway leading to a cosy lounge featuring a stunning open fireplace, a separate dining room, a ground floor cloakroom and kitchen. To the first floor are three generous double bedrooms, including a principal bedroom with en-suite shower room, complemented by a family bathroom. Externally, the property benefits from off-street parking and a garage. The rear garden, accessed via the dining room and storage area, is mainly laid to lawn with a large decked terrace. Set on an elevated position, the garden enjoys plenty of sunshine and provides an ideal space for relaxing or entertaining.

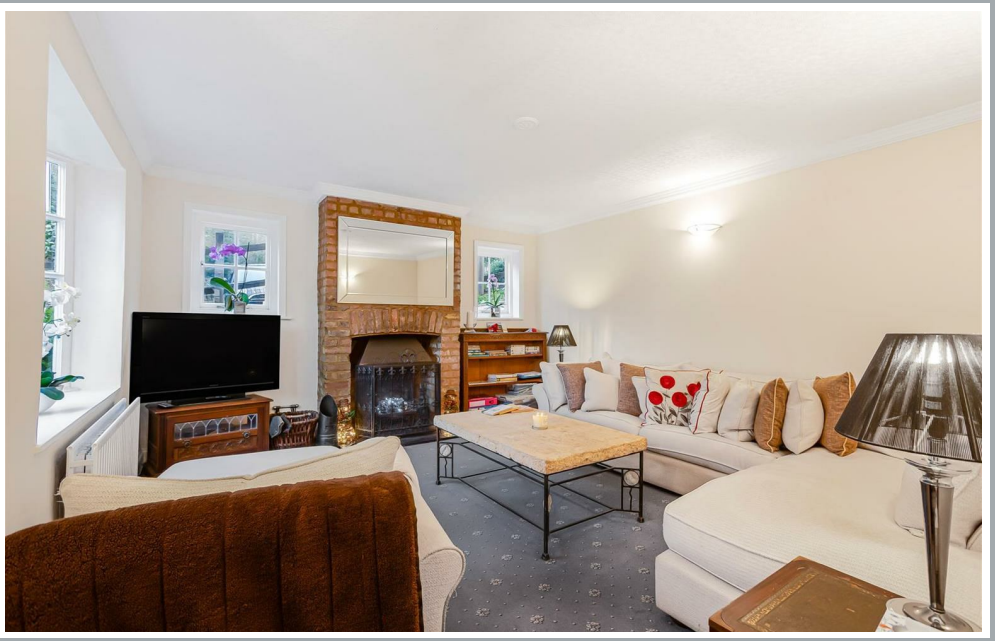
Beautifully positioned in an elevated setting on Ware's prestigious south side, this property enjoys a highly desirable location within easy reach of the renowned Presdales School, the vibrant town centre, and Ware's mainline station. Direct rail links to London Liverpool Street and Tottenham Hale make this an ideal base for commuters, along with easy access to the A10 and A414 trunk roads.



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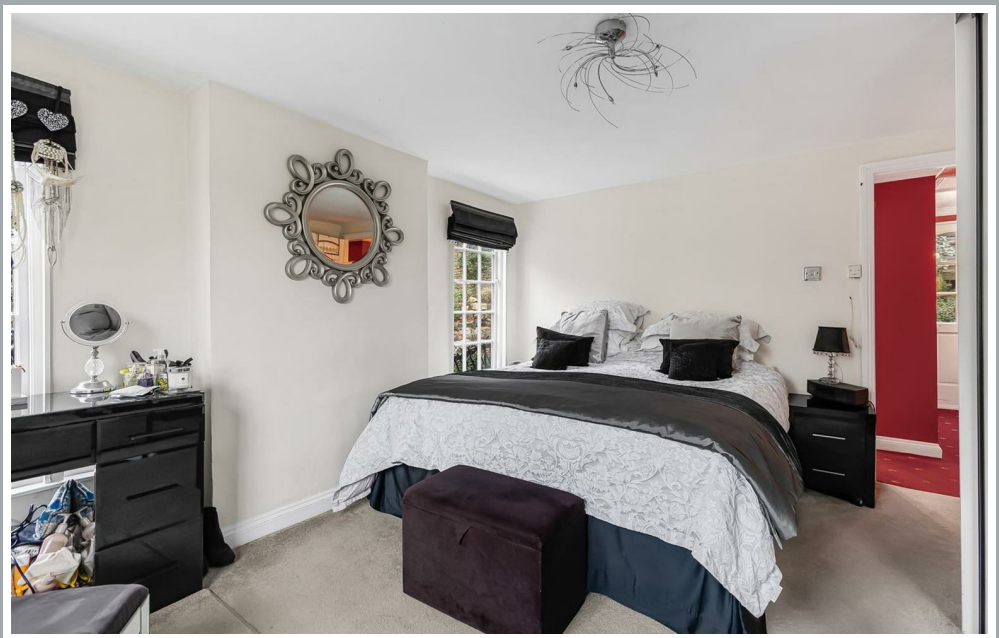


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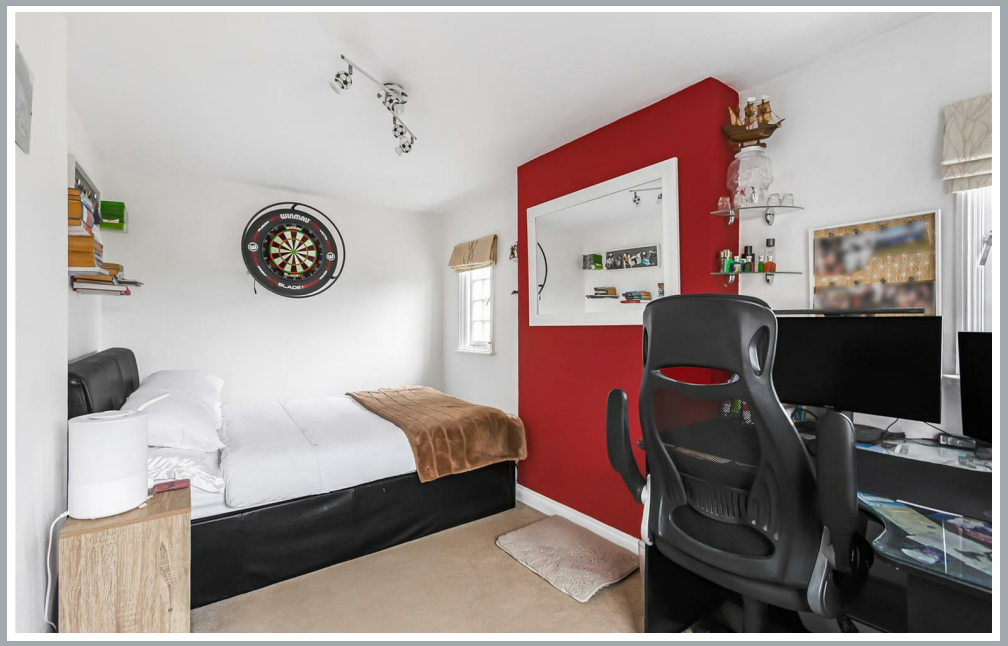




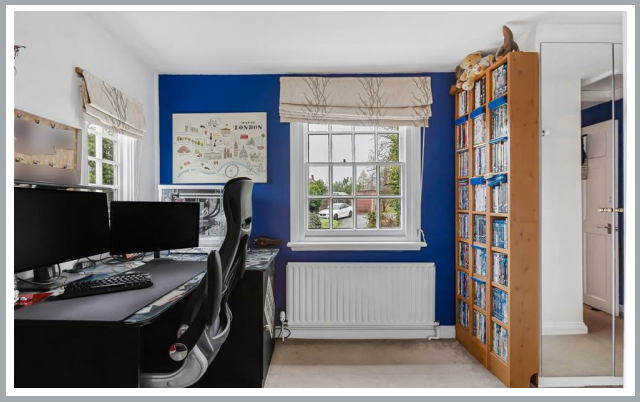




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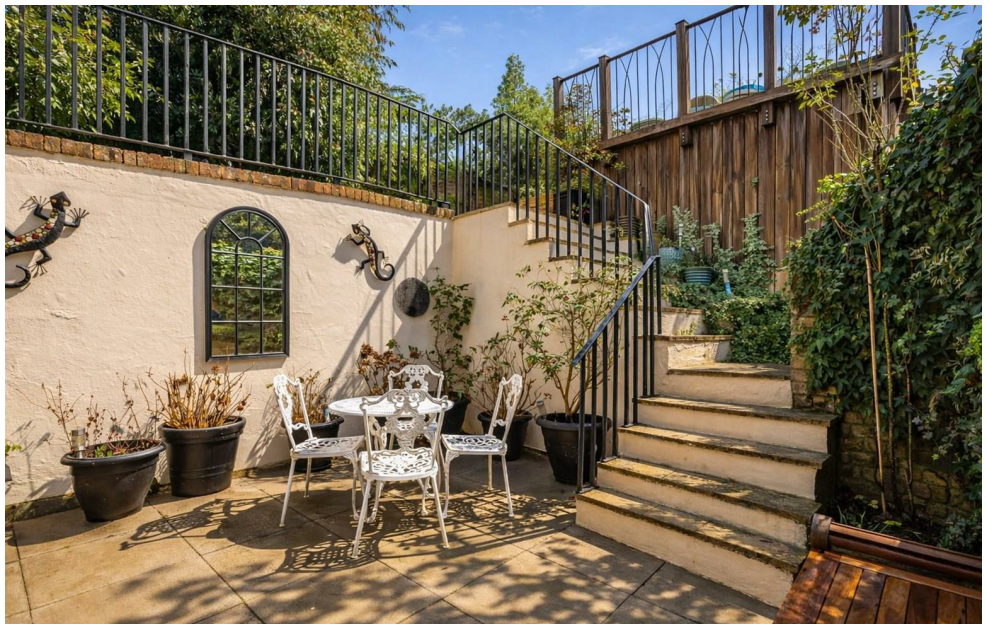




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Approximate Gross Internal Area 1614 sq ft – 150 sq m
Ground Floor Area 689 sq ft – 64 sq m
First Floor Area 698 sq ft – 65 sq m
Garage Area 227 sq ft – 21 sq m



PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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