shepherds
A better home
moving experience



2 Presdales Drive

Ware, SG12 9NS

Price Guide £700,000

3 2 3 E

2 Presdales Drive

Ware, SG12 9NS

CHAIN FREE – Shepherds are delighted to offer this rarely available three bedroom detached bungalow, ideally positioned within easy walking distance of Ware town centre and mainline railway station, with services to London Liverpool Street taking approximately 45 minutes. The property is also conveniently placed for Presdales School, Hertford Regional College and Hertford Rugby Club. Occupying a generous corner plot with a south-west facing rear garden, the property provides approximately 1,654 sq ft of spacious and versatile single-storey accommodation, together with excellent potential for a new owner to update and personalise to their own taste.

The accommodation comprises three well-proportioned bedrooms, with the main bedroom positioned to the rear and benefiting from its own en-suite bathroom. There is a further bathroom, generous dining room, separate living room with doors opening onto the rear garden, fitted kitchen with adjoining utility area and a conservatory providing an additional reception space overlooking the garden.

Outside, the established south-west facing garden offers a good degree of space with lawn, mature planting and seating areas. To the rear of the garden is a substantial purpose-built workshop measuring approximately 25' x 15', providing excellent additional storage or workspace. A further standout feature is the large double garage, measuring approximately 28' x 14'4", complemented by driveway parking.

With its generous plot, flexible accommodation, excellent additional outbuildings and convenient position close to the heart of Ware, this individual detached bungalow represents an excellent opportunity and is offered to the market chain free.



















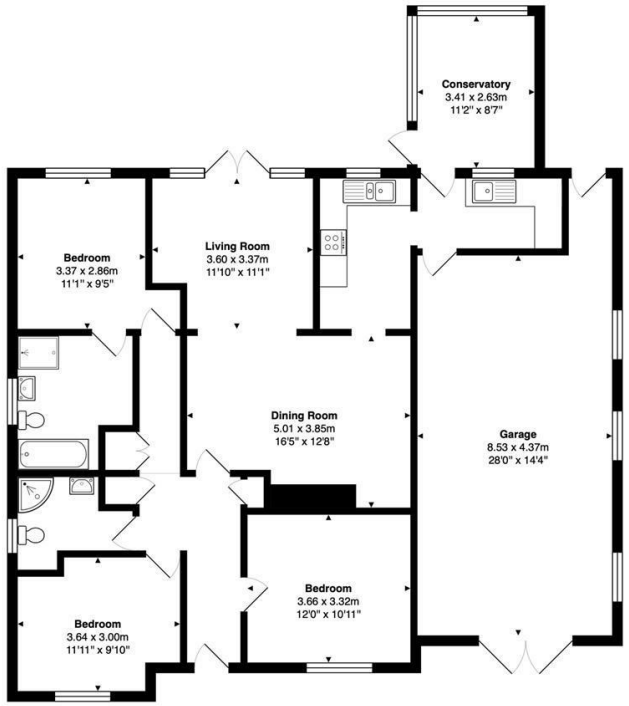
- Three bedroom detached bungalow
- Approximately 1,654 sq ft of accommodation
- Main bedroom with en-suite bathroom
- Three versatile reception rooms
- Generous south-west facing rear garden
- Substantial workshop measuring approximately 25' x 15'
- Large double garage & driveway parking
- Walking distance of Ware town centre & station
- Convenient for Presdales School, Hertford Regional College & Hertford Rugby Club
- Chain free







Floor Plan



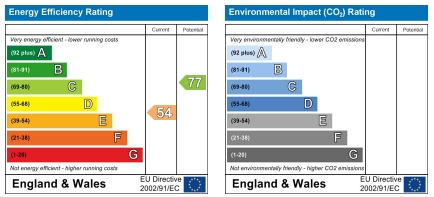
Ground Floor
Area: 153.7 m² ... 1654 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



Tenure

Freehold

Council Tax Band:

E

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.

28 Castle Street, Hertford, SG14 1HH
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk