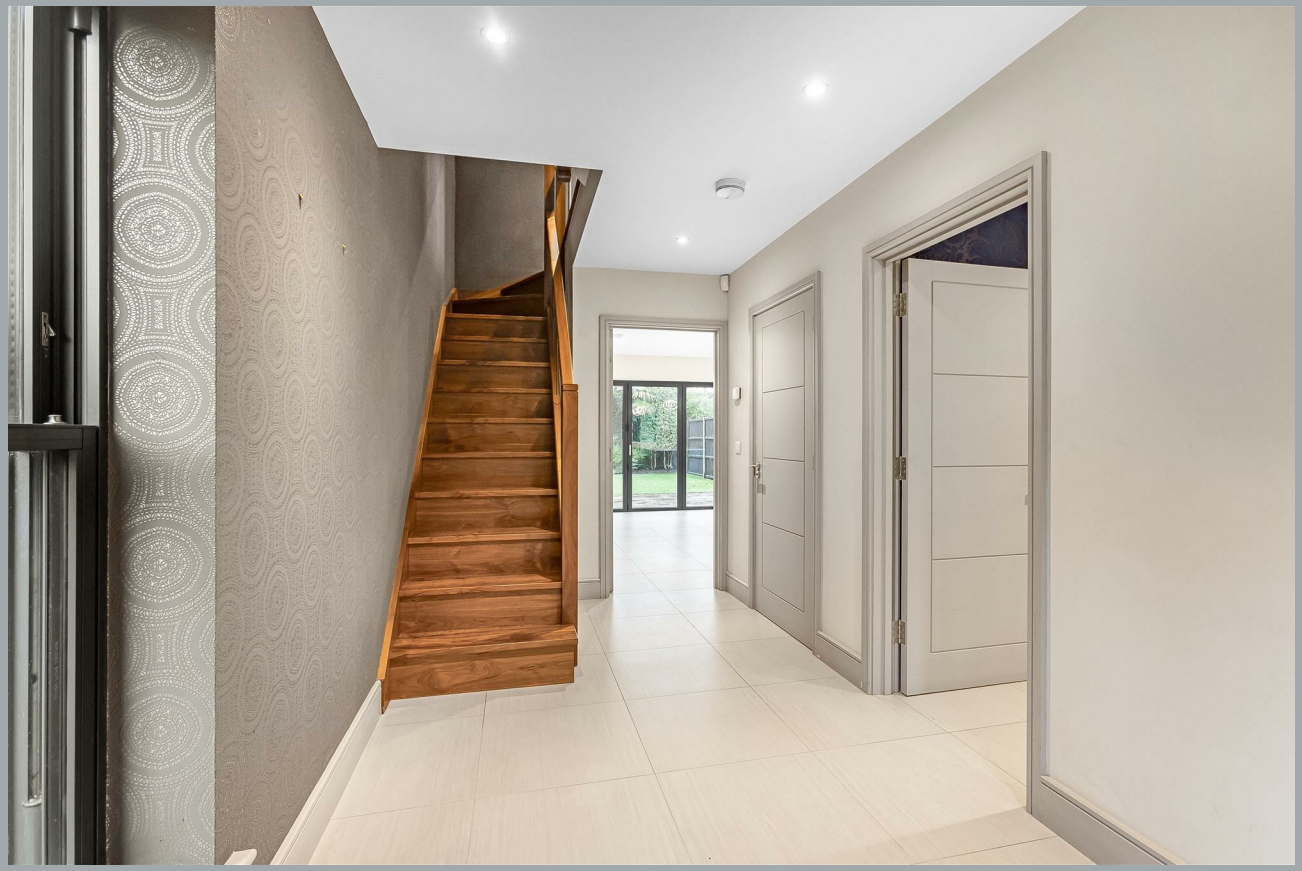


1, Reed Place, Ware
SG12 9LW
Guide Price £925,000

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1 Reed Place, Ware, Hertfordshire, SG12 9LW

****CHAIN FREE**** An exceptionally well-built and generously proportioned semi-detached contemporary townhouse, situated within an exclusive gated development and offering luxuriously appointed accommodation arranged over three floors. The ground floor comprises a spacious entrance hallway, a cloakroom, a versatile study/playroom and an impressive kitchen/diner featuring bi-fold doors that open directly onto the landscaped rear garden. A separate utility room is conveniently accessed from the kitchen/diner. On the first floor is a spacious lounge with access to a full-width balcony, along with a double bedroom benefitting from its own en-suite shower room. The second floor provides two further double bedrooms, both with en-suite facilities. Externally, the property offers off-street parking for two to three vehicles. Keys held for immediate viewing.

Located within a small and exclusive gated development, the property is a short stroll away from Ware train station which offers fast and regular services to London's Liverpool Street. Ware town centre is also closeby providing a wide choice of shops, coffee shops and restaurants, whilst the highly acclaimed Presdales School is less than 0.5 miles away.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



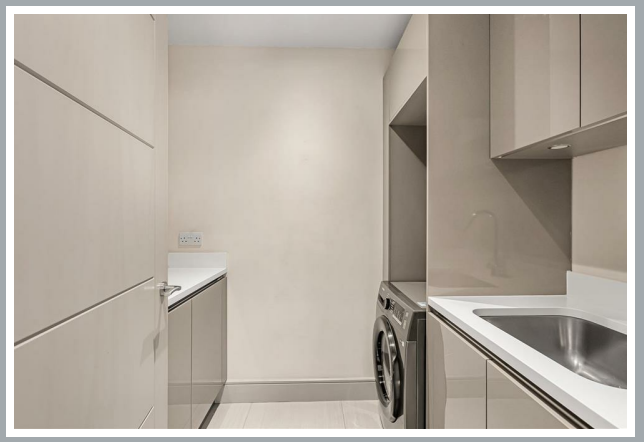






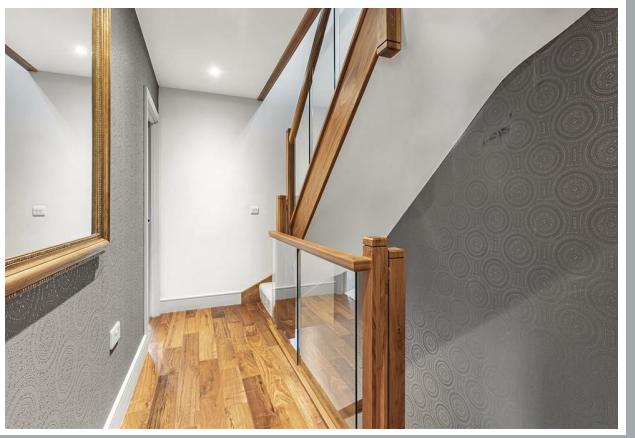
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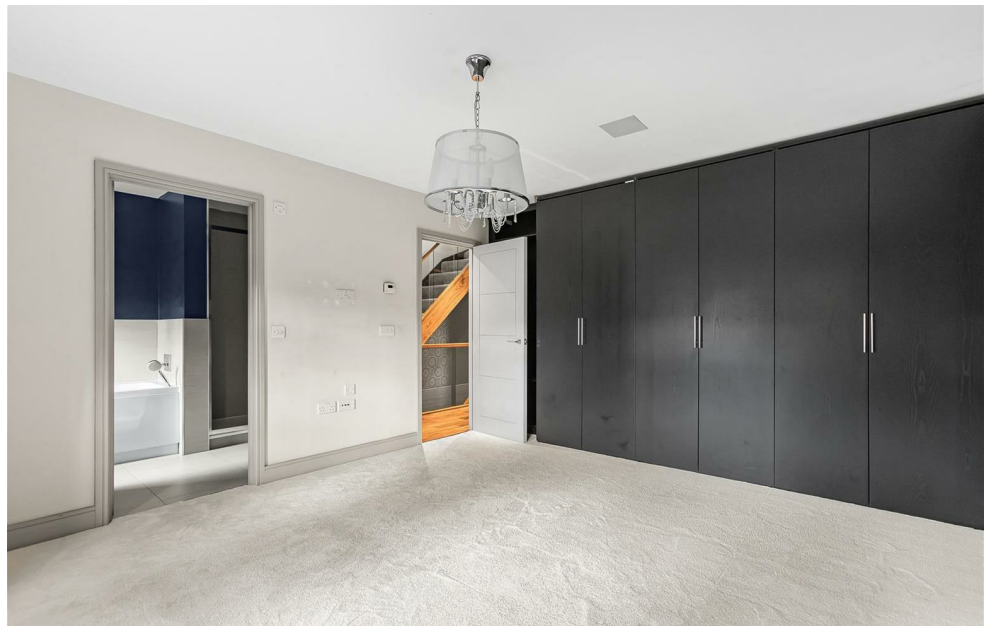


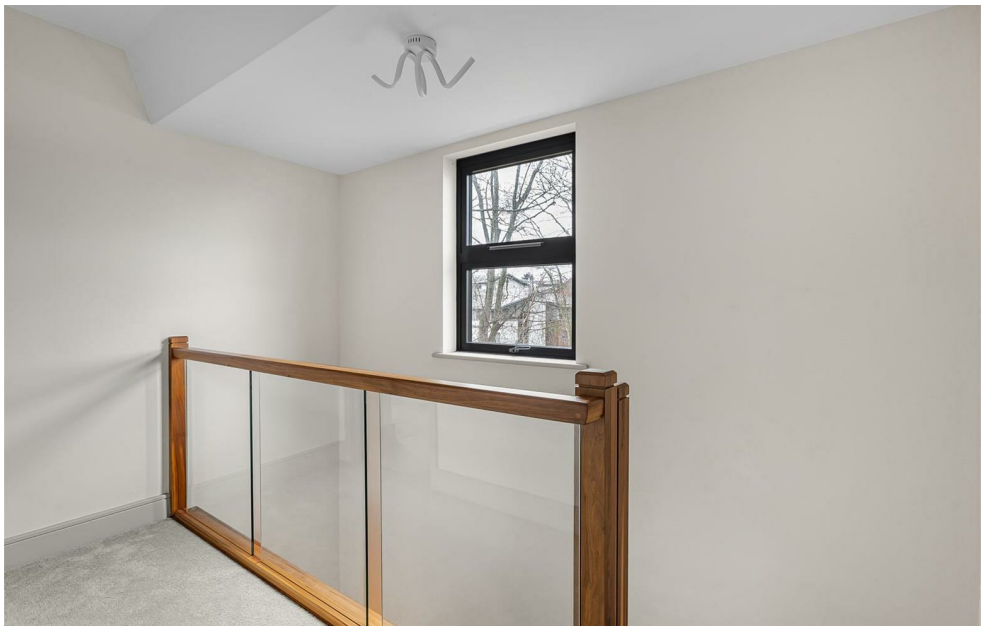


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70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 1804 sq ft - 167 sq m

Ground Floor Area 627 sq ft – 58 sq m

First Floor Area 627 sq ft – 58 sq m

Second Floor Area 550 sq ft – 51 sq m



Ground Floor First Floor Second Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

Steven Oates

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