



Halleys Ridge, Hertford, SG14 2TH

£375,000



2



1



2

Halleys Ridge, Hertford

Located in the sought-after west side of Hertford, this charming terraced house on Halleys Ridge offers a perfect balance of modern comfort and convenience. Featuring two generously sized bedrooms and a contemporary bathroom, it's an ideal home for small families, couples, or individuals looking for a cozy yet stylish living space.

The open-plan living area is a true highlight, providing a bright and spacious setting for both relaxation and entertaining. The sleek, modern kitchen is thoughtfully designed with all the essentials, making meal preparation enjoyable while keeping you connected to the rest of the home. Natural light pours in, creating a warm and inviting atmosphere throughout.

Outside, the rear garden offers a peaceful retreat, perfect for gardening, summer barbecues, or simply unwinding at the end of the day. The property also includes allocated parking for one vehicle and further visitor parking, adding an extra layer of convenience.

Positioned close to Hertford North train station, this home is ideal for commuters, offering seamless access to London and nearby areas.

This delightful home on Halleys Ridge presents a rare opportunity to enjoy modern living in one of Hertford's most desirable areas.







Front door into:

Living/Kitchen/Dining:

All open plan and comprising of:

Living Room:

UPVC double glazed window to front, stairs to first floor and radiator.

Kitchen:

Fitted with a contemporary range of base and wall mounted units with contrasting worksurface incorporating single bowl sink with mixer tap and drainer, built in oven with separate hob and extractor fan over, built in fridge/freezer, dishwasher and washing machine, breakfast bar, under stairs cupboard, UPVC double glazed window to rear and door opening to rear garden.

First Floor Landing:

Cupboard and doors to:

Bedroom One:

UPVC double glazed window to front, radiator and built in wardrobes.

Bedroom Two:

UPVC double glazed window to rear and radiator.

Bathroom:

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap and separate shower head above, chrome heated towel rail and opaque UPVC double glazed window to rear.

Rear Garden:

Mainly laid to lawn with paved patio seating area and enclosed by panel fencing. Outside tap and light, pedestrian gated rear access and shed.

Allocated Parking:

For one car and located nearby with further visitor parking available.

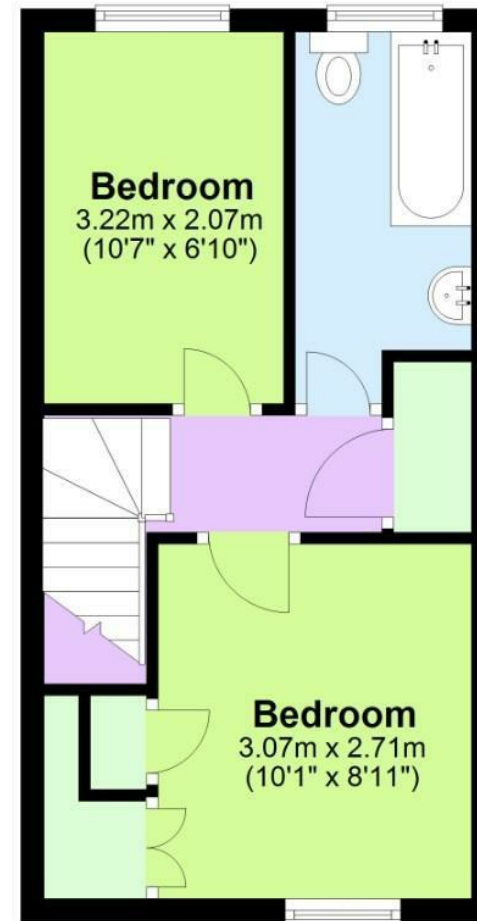
Service Charge:

£17 per month to cover communal bins, communal garden and car park.

Ground Floor



First Floor



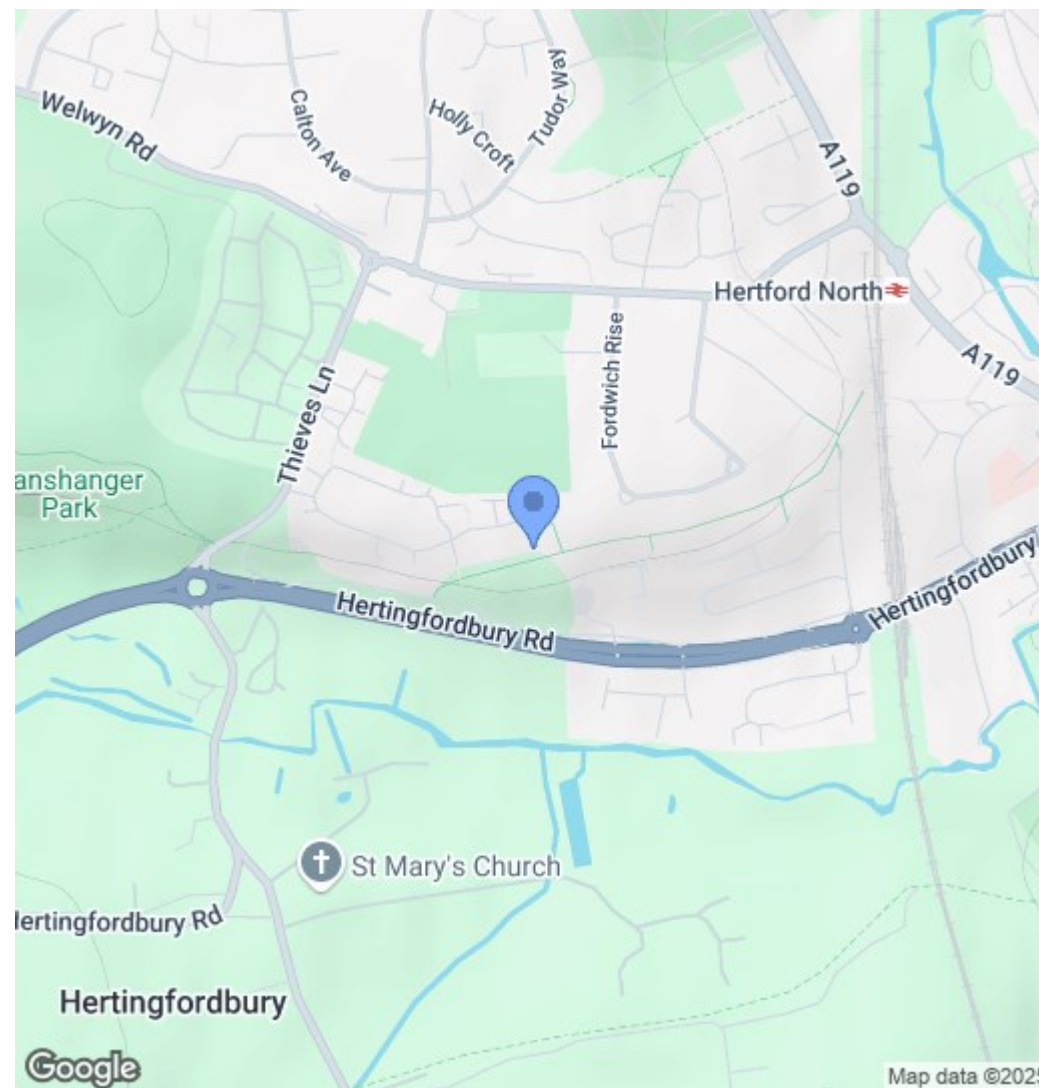
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	73	89
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



mather
estates
independent agents



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com