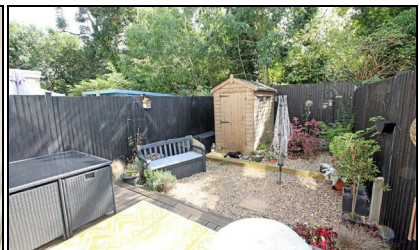




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The beautifully simple new way to sell your home

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## Chandlers Way, Hertford

A substantial and well-presented family home in a convenient location just a short walk from Hertford North station, local schools and shops.

**£400,000**

01992 87 85 80

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### Overall Description

This 1960s town house is in a very convenient location, just a five minute walk from Hertford North station, and has a light and modern feel throughout, with a modern kitchen and two bath/shower rooms. It is surprisingly spacious, set out over three floors, with three double bedrooms, a bathroom, separate shower room, dining room (converted from the garage), kitchen/breakfast room and first floor sitting room with a large picture window. The house has a brick-paved driveway to the front and south facing private and low-maintenance garden to the rear. The property has gas central-heating and double-glazed windows and is being sold with no forward chain. If you are looking for a substantial and conveniently located family home, close to schools, transport links and other amenities, then viewing is highly recommended. We have an Open House viewing on Saturday the 26th of October from 10am to 11am so please call to book a time slot.

### Location

This property is in a convenient location, just a short walk away from Hertford North railway station, with its regular services to London Finsbury Park and Moorgate stations. A five minute walk away is an excellent row of local shops including a Co-Op mini supermarket, bakers, Post Office, Chemists, butchers and fish and chip shop. Hertford is a thriving community with a very good range of local facilities including shops, restaurants, supermarkets, the recently remodelled theatre and castle with its public riverside gardens. It is an attractive and very pleasant place to live, which (along with its excellent transport links) is why it is so popular with young professional families who need to commute to London. The town is surrounded by some very beautiful countryside and has a wide range of sporting and leisure pursuits close to hand, including Hartham Common (a ten minute walk away) with its riverside walks, Activity Centre, swimming pool and tennis courts.

### Accommodation

From the driveway a part-glazed front door leads into the:

#### Entrance Hall 9'3 x 6'3 (2.82m x 1.91m)

Frosted window to front. Stairs to first floor. White wood-effect laminate flooring. Radiator.

#### Kitchen 15'1 x 13'9 (4.60m x 4.19m)

Three windows to rear overlooking the garden. Kitchen units with roll-top worksurfaces and one and a half bowl sink unit with tiled splash-back. Space for electric oven with gas hob and extractor above. Fridge/freezer. Space and plumbing for dishwasher and washing machine. Modern wall-mounted radiator. Door to back garden. White wood-effect laminate flooring.

#### Dining Room 15' x 8'2 (4.57m x 2.49m)

Window to front. Radiator. Door into entrance hall.

#### First Floor 6'7 x 2'6 (2.01m x 0.76m)

From the hallway, stairs lead up to the landing. Thermostat for bathroom under-floor heating.

#### Bedroom Three 9' x 8'4 (2.74m x 2.54m)

Window to rear. Radiator.

#### Bathroom 6'6 x 6' (1.98m x 1.83m)

Frosted window to rear. Panel bath with shower attachment and tiled surround. Low-level WC. Wash-hand basin with cupboard beneath. Tiled floor and walls. Spotlights. Under-floor heating.

#### Sitting Room 15'3 widest x 10'9 (4.65m widest x 3.28m)

Picture window to front. TV aerial point. Radiator. Stairs to second floor.

#### Second Floor 6'7 x 2'11 (2.01m x 0.89m)

From the sitting room, stairs lead up to the second floor landing.

#### Bedroom One 15'4 widest x 8'6 (4.67m widest x 2.59m)

Picture window to front. Radiator.

#### Bedroom Two 11'1 x 8'4 (3.38m x 2.54m)

Window to rear. Radiator.

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### Shower Room 8'6 x 7'8 (2.59m x 2.34m)

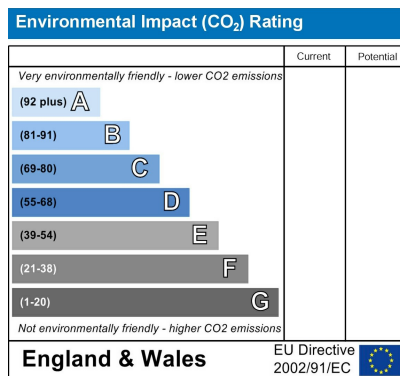
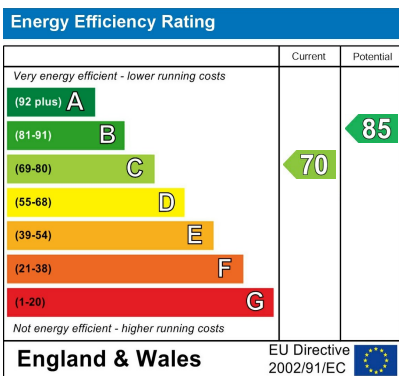
Window to rear. Fitted shower cubicle with tiled surround. Low-level WC. Wash-hand basin. Modern heated towel-rail. Airing cupboard with gas boiler and wooden-slatted shelving.

### Outside

The property has a brick-paved driveway to the front with parking for three or four cars. The back garden is low-maintenance with a patio, central area of gravel, garden shed and fencing for privacy.

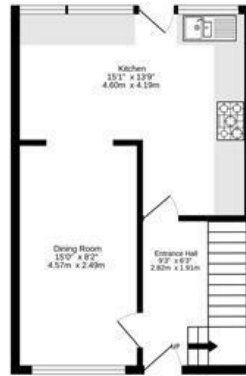
### Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. Council Tax Band D.

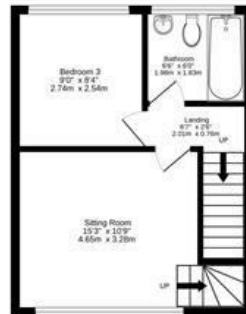




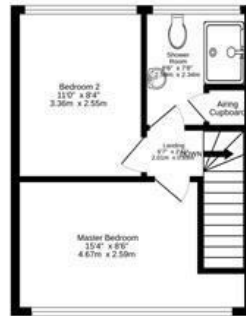
Ground Floor  
396 sq.ft. (36.1 sq.m.) approx.



1st Floor  
299 sq.ft. (27.7 sq.m.) approx.



2nd Floor  
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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