



Chandlers Way, SG14 2ED  
Hertford







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# Chandlers Way, SG14 2ED

Kings group are DELIGHTED to bring to market this THREE BEDROOM SEMI-DETACHED HOUSE for sale within a stones throw from Hertford North Train Station.

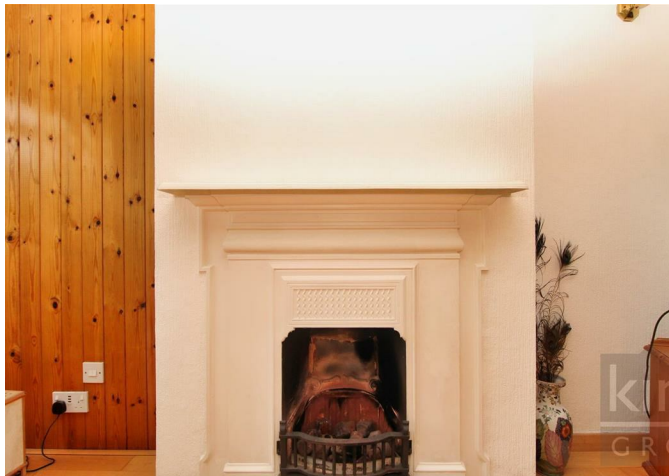
The ground floor of the property is comprised of a large lounge which leads to a good size dining room, adjacent to that is the practical kitchen with an "L" shaped counter top which allows more space to be used for storage. As you enter the first floor, you are greeted with a good size bathroom, two double bedrooms and a great size single room. Complimented within the garden there is a garage and side access from the front of the property. The garage has electricity throughout and also offers two additional parking spaces in front of it.

This fantastic house offers amazing links to both Hertford North Railway Station (0.17 miles) and Hertford East Railway Station (0.97 miles) with both lines offering a direct link into London. There is also an added advantage of being situated near some of the areas most popular schools such as Hollybush Primary School (0.14 miles) and Duncombe School (0.66 miles). Local shops and amenities are also close by Hertford Town Centre being less than a mile away there is an abundance of supermarkets, banks, restaurants and other high street shops to choose from.

Hertford, the county town of Hertfordshire, offers a rich blend of history and modern charm. With its ancient origins and landmarks like Hertford Castle, it boasts a well-preserved medieval town center. The scenic River Lea and surrounding countryside provide beautiful green spaces for outdoor activities.

For more information on the local amenities, please visit <https://www.kingsgroup.net/branches/hertford/> and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links and even more!

## Offers In Excess Of £450,000





- **THREE BEDROOM SEMI-DETACHED HOUSE**
- **\*NO GAS CENTRAL HEATING\***
- **INTERNALLY SPACIOUS**
- **0.9 MILES WALK FROM HERTFORD TOWN CENTRE**
- **CATCHMENT AREA OF GREAT PRIMARY AND SECONDARY SCHOOLS**

**Lounge 13'58 x 12'43 (3.96m x 3.66m)**

Double glazed window to front aspect, Stripped wood flooring, Gas fireplace, Phone point, TV aerial point, Power Points.

**Dining Room 10'41 x 8'22 (3.05m x 2.44m)**

Double glazed window to rear aspect, Double glazed French door leading to garden, Stripped wood flooring, Power Points.

**Kitchen 10'96 x 7 (3.05m x 2.13m)**

Double glazed window to side aspect, Lino flooring, Tiled walls, Electric hob, Electric oven, Hood extractor fan, Drainer unit, Intergrated washing machine, Power Points, Double glazed door leading to garden.

**First Floor Landing 7'83 x 6'23 (2.13m x 1.83m)**

Double glazed window to side aspect, Stripped wood flooring, Power Points.

**Bedroom 1 13'35 x 8'69 (3.96m x 2.44m)**

Double glazed window to front aspect, Stripped wood flooring, Fitted wardrobes, Powerpoints.

**Bedroom 2 9'21 x 9'2 (2.74m x 2.79m)**

Double glazed window to rear aspect, Stripped wood flooring, Built in wardrobes, Power Points.

**Bedroom 3 10'32 x 6'73 (3.05m x 1.83m)**

Double glazed window to front aspect, Stripped wood flooring, Power Points.

**Bathroom 7'83 x 6'23 (2.13m x 1.83m)**

Double glazed window to rear aspect, Single radiator, Stripped wood flooring, Panel enclosed bath with shower attached, Wash basin with mixer tap, Low level WC., Tiled walls.

- **CHAIN FREE**
- **POTENTIAL TO EXTEND (STPP)**
- **TWO PARKING SPACES AND AN ADDITONAL GARAGE**
- **0.17 MILES FROM HERTFORD NORTH TRAIN STATION**
- **COUNCIL TAX BAND D**

**Garage 16'48 x 8'21 (4.88m x 2.44m )**

Manual garage door, Lights and electricity throughout, Additional two parking spaces in front.





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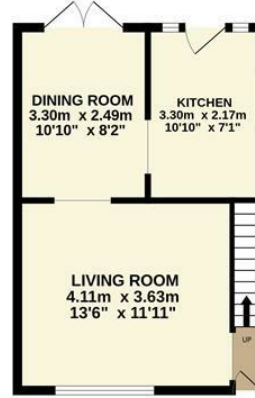
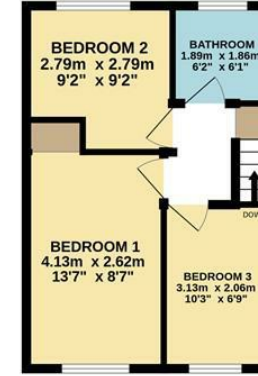




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	<b>83</b>		
	<b>21</b>		
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

GROUND FLOOR  
44.7 sq.m. (461 sq.ft.) approx.

1ST FLOOR  
29.9 sq.m. (322 sq.ft.) approx.



TOTAL FLOOR AREA : 74.6 sq.m. (803 sq.ft.) 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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