

Marshgate Drive, SG13 7AQ  
Hertford









# Marshgate Drive, SG13 7AQ

Guide Price £500,000 - £525,000. Kings group are DELIGHTED to bring to market this, 3/4 BEDROOM END OF TERRACE, VICTORIAN HOUSE for sale within a STONES THROW from HERTFORD EAST RAILWAY STATION!

The ground floor of the property is where the large lounge area falls within. Taking the staircase going o the lower ground floor would enable you to enter the practical Kitchen / Breakfast room. From there you can access either the Downstairs bathroom or the Second reception room. you can also access the garden through the kitchen or the second reception room. The second floor is comprised of Two great sized double bedrooms and One large single room. The spiral staircase within Bedroom One leads to a large En suite which utilises the loft space.

This fantastic house offers amazing links to both Hertford East Railway Station (0.13 miles) and Hertford North Railway Station (0.89 miles) 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 Simon Balle All-Through School (0.54 miles) and Abel Smith School (0.38 Miles). Additionally, local shops and amenities are also only a stones throw away with Hertford Town Centre being 0.5 miles away (10 Minute Walk) where there are 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

£490,000





- 3/4 BEDROOM END OF TERRACE VICTORIAN HOUSE
- DRIVEWAY AT REAR OF PROPERTY
- 0.13 MILES FROM HERTFORD EAST RAILWAY STATION AND 0.89 MILES FROM HERTFORD NORTH RAILWAY STATION
- EPC RATING D AND COUNCIL TAX BAND D

#### **Lounge 13'7 x 25'2 (4.14m x 7.67m)**

Double glazed window at front and side aspect, Double radiator, Stripped wood flooring, Open style fire place, Phone point, TV Aerial point, Power points

#### **Kitchen 13'2 x 14'1 (4.01m x 4.29m )**

Double glazed window at side aspect, Laminate flooring, Tiled splash backs, Integrated oven, Gas hob with chimney style extractor fan, Sink with drainer unit, Plumbing for dishwasher, Double glazed door leading to garden, Power points

#### **Downstairs Bathroom 5'4 x 11'3 (1.63m x 3.43m )**

Double glazed opaque window, Heated towel rail, Tiled flooring, Thermostatically controlled shower, Pedestal wash basin with mixer tap, Low level WC, Part tiled walls

#### **Reception Room 13'2 x 9'3 (4.01m x 2.82m)**

Double glazed sliding door leading to garden, Double radiator, Stripped wood flooring, Power points

#### **Bedroom One 9'4 x 14'6 (2.84m x 4.42m)**

Double glazed window at side aspect, Stripped wood flooring, Built in wardrobe, Power points

#### **En Suite 13'7 x 11'10 (4.14m x 3.61m)**

Double glazed windows at side aspect, Heated towel rail, Laminate wood style flooring, Panel enclosed bath, Thermostatically controlled shower, Pedestal wash basin, Low level WC, Eaves cupboards

#### **Bedroom Two 6'11 x 10'4 (2.11m x 3.15m )**

Double glazed window at Side aspect, Single radiator, Carpeted flooring, Power points

#### **Bedroom Three 6'4 x 10'7 (1.93m x 3.23m)**

- FREEHOLD
- STONES THROW AWAY FROM HERTFORD TOWN CENTRE
- WITHIN THE CATCHMENT AREA OF GREAT PRIMARY AND SECONDARY SCHOOLS INCLUDING SIMON BALLE ALL-THROUGH

Double glazed window at side aspect, Carpeted flooring, power points







Kings  
GROUP

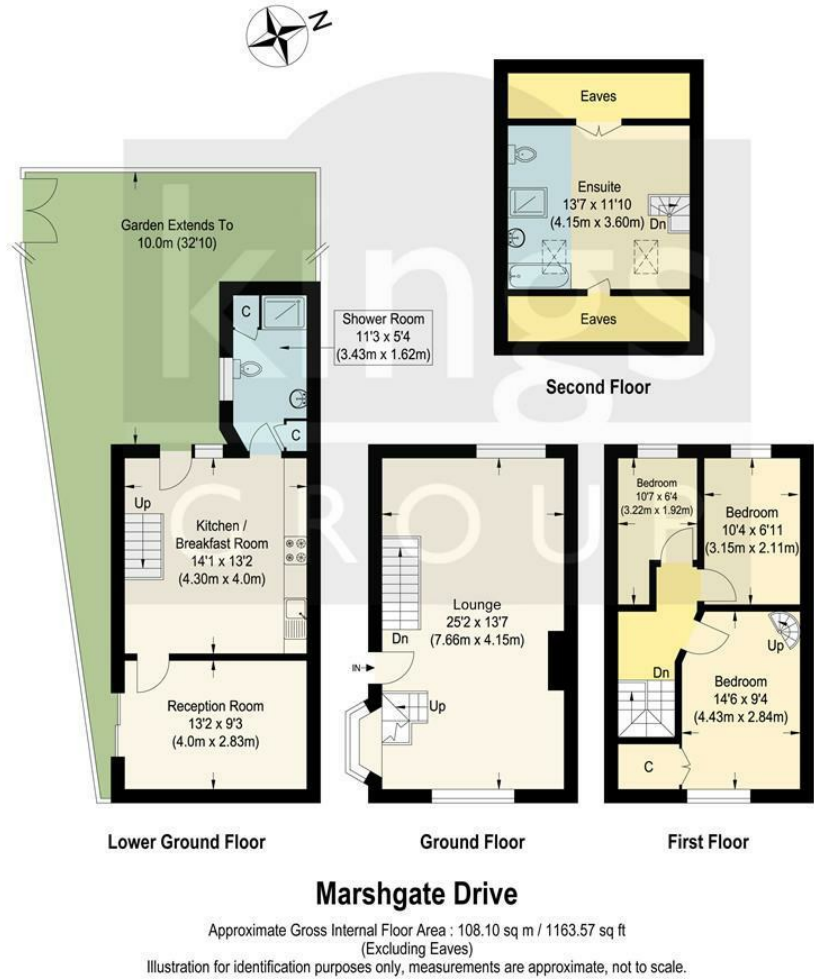
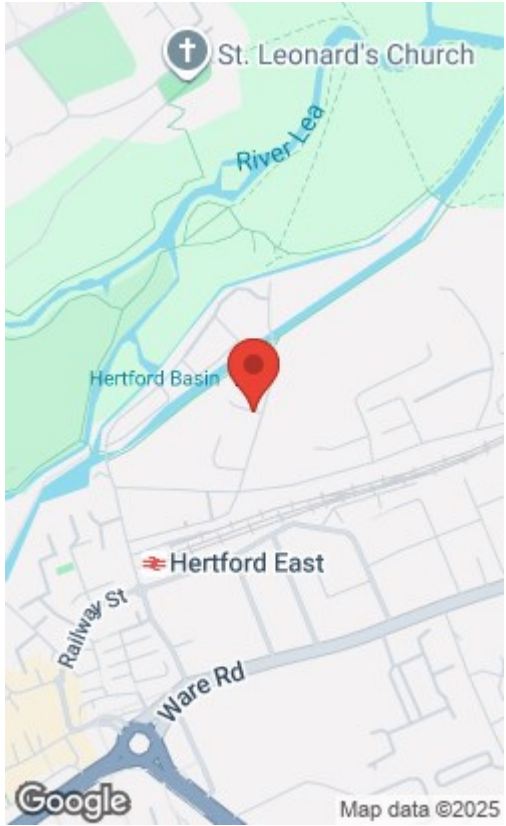
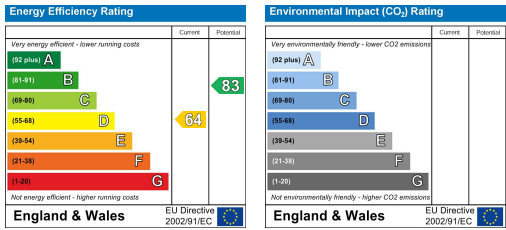












THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight 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.

28 Maidenhead Street, Hertford,  
Hertfordshire, SG14 1DR  
T: 01992 586570  
E:  
www.kings-group.net

