



**Newland Gardens, Hertford, SG13 7WZ**



## Welcome to Newland Gardens, Hertford

This four-bedroom end-of-terrace town house is located in a sought-after development just a short stroll away from Hertford town centre Hertford North and East stations and reputable schools. Spanning three floors this property offers ample space and potential. With off-street parking at the front and an integral garage, it features a downstairs cloakroom, a first-floor shower room and a second-floor bathroom. The ground floor boasts a kitchen/diner with direct access to a private rear garden. While the property would benefit from some updates, it presents an opportunity for extension at the rear and conversion of the garage subject to obtaining the customary planning permissions.



## -Accommodation Overview-

### Entrance Porch:

Door to hallway, storage cupboard.

### Entrance Hall:

Double glazed window to side aspect, stairs to first floor, door to garage, door to W.C, laminate floor.

### Downstairs Cloakroom:

Wash hand basin with mixer tap over, tiled splash back, W.C, extractor fan, radiator, laminate floor.

### Kitchen/Diner:

14' 7" x 12' 4" (4.45m x 3.76m)

Fitted wall and floor units with work surface over, single bowl single drainer stainless steel sink unit, electric hob with oven beneath, (gas point available) cooker hood over, storage cupboard, spot lighting, double glazed window to rear aspect, double glazed window to side aspect, door to garden.

### -First Floor Landing-

Radiator, carpet.

### Lounge:

16' 9" x 14' 8" (5.11m x 4.47m)

Double glazed doors to private balcony, double glazed window to side aspect, feature fireplace, two radiators, carpet, coved ceiling.

### Bedroom Three:

11' 5" x 7' 5" (3.48m x 2.26m)

Double glazed window to rear aspect, carpet, and radiator.

### Bedroom Four:

10' 4" x 6' 11" (3.15m x 2.11m)

Double glazed window to rear aspect, double glazed window to side aspect, carpet, radiator.

### First Floor Shower Room

Vanity wash hand basin with mixer tap over, W.C, walk in shower cubicle, partly tiled walls, extractor fan, radiator.

### -Second Floor Landing-

Double glazed window to side aspect, carpet, radiator, access to loft.

### Bedroom One

14' 8" x 11' 10" (4.47m x 3.61m)

Two double glazed windows to front aspect, radiator, carpet, door leading to en-suite:

### En-Suite Shower Room:

Walk in shower cubicle, vanity wash hand basin with mixer tap over, W.C, extractor fan, partly tiled walls.

### Bedroom Two:

14' 8" x 10' 4" (4.47m x 3.15m)

Two double glazed windows to rear aspect, radiator.

### Bathroom:

Three piece suite comprising of panel enclosed bath with mixer tap over, wash hand basin with mixer tap over, shower cubicle, extractor fan, partly tiled walls.

### -Exterior-

### Rear Garden:

30' Approx., timber decked patio area, outside tap & light.

### Garage:

Up and over door, power and lighting.

### Parking:

Off street parking for one car.

### Agents Notes:

Management charge of £40.



**Check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



## Welcome to

## Newland Gardens, Hertford

- Four Bedroom End Of Terrace Family Home
- Off Street Parking To Front For One Car
- Close To Town Centre & Train Stations
- Gym Facilites & Communal Gardens
- Integral Garage
- Two Shower Rooms & Bathroom

Tenure: Freehold EPC Rating: D

Offers In Excess Of

# £550,000



Total floor area 134.6 sq.m. (1,449 sq.ft.) approx  
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
HFD106288 - 0003

  
william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,  
SG14 1ER



[williamhbrown.co.uk](http://williamhbrown.co.uk)