



Ladywood Road, HERTFORD, SG14 2TG

welcome to Ladywood Road, HERTFORD

Welcome to this bright and spacious three-bedroom end of terrace family home, featuring a charming conservatory at the rear. This delightful property boasts a larger than average rear garden, offering ample space for outdoor activities and the potential for a double-story side extension, subject to planning permission. Nestled in a quiet and peaceful location, the home provides a serene living environment while being conveniently close to essential amenities. The ground floor includes a welcoming entrance, a convenient downstairs cloakroom, and a well-appointed kitchen. The inviting living and dining areas lead into the conservatory, perfect for enjoying the garden view. Upstairs, you will find three comfortable bedrooms and a family bathroom, catering to all your family's needs. The property is ideally located just 0.2 miles from the ever-popular Panshanger Nature Reserve, providing a beautiful setting for nature walks and outdoor enjoyment. Additionally, it is within walking distance to Hertford North railway line, offering excellent transport links, and is close to highly regarded schools, making it an ideal home for families. Don't miss the opportunity to make this wonderful property your new home.



-Accommodation Overview-

Entrance Hall:

Door leading to cloakroom, lounge.

Downstairs Cloakroom:

Wash hand basin with twin taps, WC, radiator, obscure double glazed window.

Living Room:

16' x 14' 9" (4.88m x 4.50m)

Stairs to first floor, wood flooring, storage cupboard, radiator, french doors leading to conservatory.

Conservatory:

13' max x 11' 8" max (3.96m max x 3.56m max)

Double glazed window to side and rear aspect, patio doors leading to rear garden, radiator.

Kitchen:

14' 10" x 8' 5" (4.52m x 2.57m)

Fitted wall and floor units with work surface over, stainless steel sink unit with mixer tap over, space for fridge freezer, space for washing machine, space for dishwasher, gas hob with extractor canopy over, eye-level oven and grill, two double glazed window to rear aspect.

-First Floor Landing-

Storage cupboard, door to all rooms.

Bedroom One:

12' 6" x 8' 9" (3.81m x 2.67m)

Double glazed window to side aspect, fitted wardrobes, radiator.

Bedroom Two:

9' 9" x 6' 2" (2.97m x 1.88m)

Double glazed window to side aspect, radiator.

Bedroom Three:

8' 6" x 6' 6" (2.59m x 1.98m)

Double glazed window to side aspect, radiator, storage cupboard.

Bathroom:

Three piece suite comprising of panel enclosed bath mixer tap over, wash hand basin, WC, obscure double glazed window to front aspect, tiled walls.

-Exterior-

Rear Garden:

Patio area ideal for seating and dining, lawn area, fence boundary walls, side access leading to parking area.

Parking:

Off street parking.



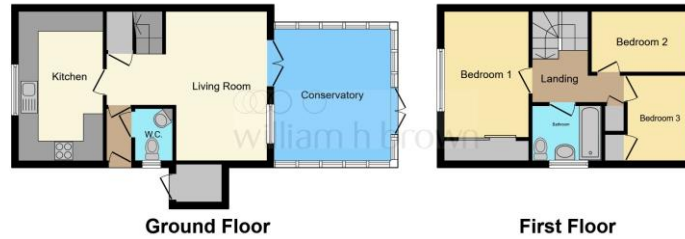
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Welcome to

Ladywood Road, HERTFORD

- Three Bedroom End Of Terrace Family Home
- Conservatory & Fitted Kitchen
- Low Maintenance Rear Garden
- Family Bathroom
- Parking
- Scope To Extend (STPP)

Tenure: Freehold EPC Rating: C



Guide Price

£450,000

Total floor area 85.2 m² (917 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property