



**Mandeville Road, Hertford, SG13 8JJ**



## Welcome to

## Mandeville Road, Hertford

This well-proportioned, three-bedroom end-of-terrace family home offers a fantastic opportunity for those seeking a property with great potential. Located in a prime area within 26 minute walk of Hertford town centre, it benefits from excellent catchment areas for both primary and secondary schools, making it an ideal choice for families. On the ground floor, the property features a larger-than-average through lounge, providing ample space for both living and dining areas. This inviting space has direct access to a secluded rear garden, perfect for outdoor activities and relaxation. Additionally, there is a generously sized store cupboard with the potential to be converted into a convenient downstairs cloakroom or shower room. Upstairs, the home boasts three good-sized bedrooms, each offering plenty of room for comfort and personalisation. The family bathroom serves the upper floor, completing the accommodation. Situated on a popular road in Hertford, this home is in need of some modernisation, presenting a wonderful opportunity for buyers to create their ideal living space. With its great location and potential, this property is an excellent investment for a growing family.



## -Accommodation Overview-

### Entrance Hall:

Double glazed window to front aspect, stairs to first floor, door to a large store cupboard, radiator,

### Lounge/Diner:

22' 6" x 10' 6" ( 6.86m x 3.20m )

Sliding patio doors leading to rear garden, double glazed window to front aspect, fireplace, radiator, carpet.

### Kitchen:

10' 5" x 6' 11" ( 3.17m x 2.11m )

Wall and base units with work surface over, sink unit with mixer tap over, space for cooker with extractor canopy over, space for washing machine, space for dishwasher, double glazed window to rear aspect. double glazed patio door leading to rear garden.

## -First Floor Landing-

### Bedroom One:

12' 10" x 10' 6" ( 3.91m x 3.20m )

Double glazed window, fitted wardrobes, radiator.

### Bedroom Two:

12' 10" x 9' 4" ( 3.91m x 2.84m )

Double glazed window, radiator.

### Bedroom Three:

9' 4" x 8' 11" ( 2.84m x 2.72m )

Double glazed window, radiator.

### Shower Room:

Shower cubicle with shower unit, wash hand basin, WC, airing cupboard, obscure double glazed window to rear aspect.

## -Exterior-

### Rear Garden:

Laid to lawn with shrubs and trees, patio area, fence boundary walls, rear access.

### Front Garden:

Laid to lawn.



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## Welcome to

### Mandeville Road, Hertford

- Three Bedroom End Of Terrace Family Home
- Sought After Location
- SG13 Schooling
- Upstairs Shower Room
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: D

Offers In Excess Of

# £425,000



Total floor area 82.0 m<sup>2</sup> (883 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.focallagent.com



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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01992 586501**



[Hertford@williamhbrown.co.uk](mailto:Hertford@williamhbrown.co.uk)



21 Castle Street, HERTFORD, Hertfordshire,  
SG14 1ER



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