



**Station Road, Letty Green, Hertford, SG14 2NS**



## welcome to Station Road, Letty Green Hertford

Nestled in the quiet and quaint village of Letty Green, this charming and extended three double bedroom terraced family home is spread over three floors, offering a harmonious blend of comfort and contemporary living. This well-presented residence has been meticulously maintained and decorated to a high standard. Upon entering, you are welcomed by a large through lounge that provides a spacious and versatile living area, perfect for family gatherings or entertaining guests. The modern kitchen, equipped with built-in appliances, is both functional and stylish, catering to all your culinary needs. Additionally, a convenient downstairs shower room enhances the practicality of this home. The first floor accommodates two generously sized double bedrooms and a well-appointed shower room, ensuring ample space and comfort for the family. Ascending to the top floor, you will find a third double bedroom accompanied by another modern shower room, offering a private retreat with scenic views. Externally, the property boasts parking for up to four vehicles at the front, ensuring convenience for residents and visitors alike. The larger than average rear garden is both private and secluded, providing an ideal space for outdoor relaxation and activities. This delightful home is in close proximity to a well-established nursery and primary school, making it an excellent choice for families. Moreover, a short drive brings you to Hertford town centre and Hertford North train station (3.8 MI)



## -Accommodation Overview-

### Entrance Hall:

Door leading to downstairs shower room.

### Downstairs Shower Room:

Shower cubicle with shower over, wash hand basin, WC.

### Living/Dining Room:

29' 6" x 11' 11" ( 8.99m x 3.63m )

Double glazed windows to front and side aspect, feature fireplace, stairs to first floor, spot lighting, laminate flooring, double glazed door leading to garden.

### Kitchen:

11' 9" x 11' 5" ( 3.58m x 3.48m )

Fitted wall and base units with work surface over, sink with mixer tap over, gas hob with electric oven beneath and extractor canopy over, space for washing machine, space for fridge freezer, double glazed window to rear aspect, spot lighting, radiator, tiled floor.

### -First Floor Landing-

Double glazed window, door leading to bedroom 1 & 2, stairs to second floor.

### Bedroom Two:

10' 11" x 10' 3" ( 3.33m x 3.12m )

Double glazed window to front aspect, fitted wardrobes, radiator, door leading to en-suite shower room.

### En-Suite Shower Room:

Shower cubicle with shower over, wash hand basin, WC, obscure double glazed window to front aspect.

### Bedroom Three

9' x 7' 11" ( 2.74m x 2.41m )

Double glazed window to rear aspect, radiator.

## -Second Floor-

### Bedroom One:

14' 8" x 10' 11" ( 4.47m x 3.33m )

Double glazed window to rear aspect, two Velux windows, door leading to en-suite shower room, radiator, large storage cupboard.

### En-Suite Shower Room:

Shower cubicle with shower over, wash hand basin, WC, eaves storage, radiator.

## -Exterior-

### Rear Garden:

Low maintenance rear garden with decking area great for entertaining, laid to lawn, fence boundary walls.

### Driveway:

Off street parking for four cars.



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## Welcome to

### Station Road, Letty Green Hertford

- Three Double Bedroom Terraced Family Home
- Three Shower Rooms
- Large Through Lounge
- Modern Fitted Kitchen
- Secluded & Low Maintenance Rear Garden
- Driveway For Four Cars
- A Beautiful Village Location

Tenure: Freehold EPC Rating: C



Total floor area 96.1 m<sup>2</sup> (1,034 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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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