



Woodlands Road, Hertford, SG13 7JF

Welcome to Woodlands Road, Hertford

Welcome to this beautifully presented three-bedroom extended family home, offering spacious and well-proportioned living throughout. This delightful property boasts a modern kitchen and a larger-than-average living room that seamlessly flows into an extended dining area. The dining room provides direct access to a low-maintenance rear garden, perfect for outdoor relaxation and entertaining. Upstairs, you will find three generously sized double bedrooms and a bright, contemporary family bathroom. Additional benefits include double glazing, central heating, and a garage en-bloc for convenient storage and parking. Ideally situated, this home is just a 4 minute car journey to Hertford town centre, Hertford East railway station and falls within the catchment area for highly regarded primary and secondary schools. This property is perfect for families seeking comfort, convenience and modern living.



-Accommodation Overview-

Entrance Hall:

Stairs to first floor, under stairs storage cupboard, door to kitchen.

Lounge:

15' 11" max x 13' 11" max (4.85m max x 4.24m max)
Carpet, opens to dining room, radiator.

Dining Room:

14' 7" x 5' 9" (4.45m x 1.75m)
Double glazed patio doors leading to rear garden, two velux windows, laminate flooring.

Kitchen:

11' 7" x 9' 5" (3.53m x 2.87m)
Fitted wall and floor units with work surface over, stainless steel sink unit with mixer tap over, gas hob with extractor canopy over, eye level oven and grill, space for washing machine, space for dishwasher, double glazed window to rear aspect.

-First Floor Landing-

Bedroom One:

13' 10" x 9' 7" (4.22m x 2.92m)
Double glazed window to rear aspect, radiator.

Bedroom Two:

11' 10" x 9' 7" (3.61m x 2.92m)
Double glazed window to front aspect, storage cupboard, radiator.

Bedroom Three:

10' 11" x 6' 5" (3.33m x 1.96m)
Double glazed window to rear aspect, radiator.

Bathroom:

Three piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, obscure double glazed window to front aspect.

-Exterior-

Rear Garden:

Low maintenance rear garden with paved patio area leading to lawn, timer built storage shed, fence boundary wall, rear access.



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Welcome to

Woodlands Road, Hertford

- Three Bedroom Terraced Family Home
- Lounge & Dining Room
- Low Maintenance Rear Garden
- Family Bathroom
- Fitted Kitchen
- Garage-En-Bloc

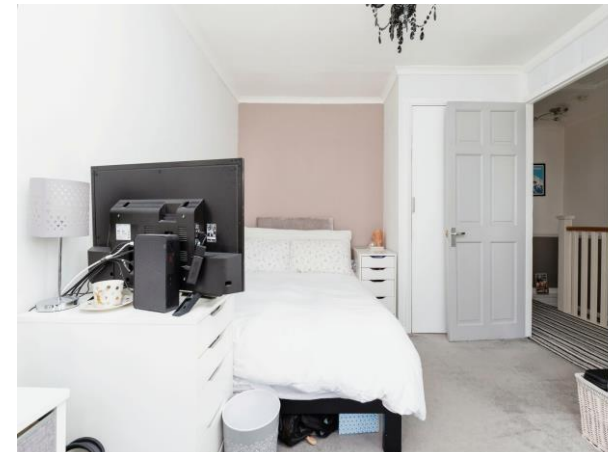
Tenure: Freehold EPC Rating: B

Guide Price

£500,000



Total floor area 84.5 m² (910 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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Property Ref:
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