



Molewood Road, HERTFORD, SG14 3AQ



Welcome to Molewood Road, HERTFORD

This larger-than-average, bright, and spacious three-bedroom end-of-terrace family home is ideally located just a short walk from Hertford North railway station, Hertford town centre, and local schools. The property is well presented and boasts an open-plan living/dining room, creating an inviting and airy space perfect for family living and entertaining. The modern kitchen is equipped with built-in appliances and provides direct access to a private, secluded, south-facing rear garden, which benefits from side access and stunning views of the picturesque Beane Marshes. The ground floor also features a convenient utility room at the rear. Upstairs, you will find three well-proportioned bedrooms and a modern wet room, offering a comfortable and practical layout for a family. This home combines modern living with a tranquil outdoor setting, making it a perfect choice for those seeking both convenience and natural beauty.



-Accommodation Overview-

Entrance Porch:

Door leading to dining room.

Dining Room:

13' 2" max x 10' 10" into fireplace (4.01m max x 3.30m into fireplace)

Double glazed window to front aspect, radiator.

Lounge:

13' 9" max x 13' 3" max (4.19m max x 4.04m max)

Stairs to first floor, double glazed window to rear aspect, wooden flooring, radiator.

Kitchen:

15' max x 7' 10" into cupboards (4.57m max x 2.39m into cupboards)

Fitted wall and base units with work surface over, butler style sink with mixer tap over, integrated fridge freezer, gas hob with oven beneath and extractor canopy over, double glazed window, double glazed door leading to garden, door leading to utility room/WC.

Utility Room/WC;

6' 3" max x 5' 11" max (1.91m max x 1.80m max)

Obscure double glazed window to rear aspect, WC, tiled flooring, wall mounted boiler.

-First Floor Landing-

Loft access.

Bedroom One:

13' 2" max x 10' 11" into cupboards (4.01m max x 3.33m into cupboards)

Double glazed window to rear aspect, built in storage cupboards, carpet, radiator.

Bedroom Two:

10' 8" max x 9' 10" into cupboards (3.25m max x 3.00m into cupboards)

Double glazed window to front aspect, storage cupboards, radiator.

Bedroom Three:

8' 4" into door recess x 6' 10" max (2.54m into door recess x 2.08m max)

Double glazed window to front aspect, radiator.

Shower Room:

Wall mounted shower with wall mounted shower, wash hand basin with mixer tap over, WC, wall mounted mirror, chrome heated towel rail.

-Exterior-

Rear Garden:

Low maintenance rear garden being mainly paved patio, grass area, pebble boarder, shrubs.



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Welcome to

Molewood Road, HERTFORD

- South Facing Rear Garden
- Beautiful Views Across Beane Marshes
- Open Plan Lounge/Dining Room
- Fitted Kitchen
- Situated On The Lower Slopes Of Bengoe
- Short Walk To Hertford Town & Hertford North Station
- Utility Room & WC
- ****CHAIN FREE****

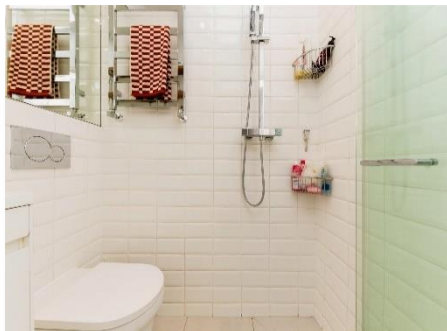
Tenure: Freehold EPC Rating: E



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.localagent.com



£500,000



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Property Ref:
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