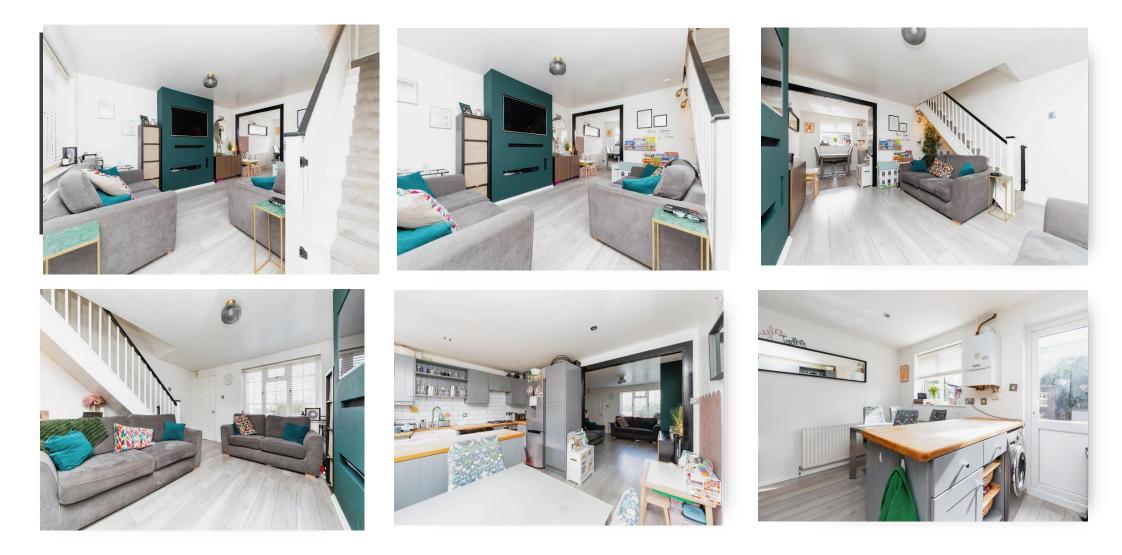


# Ryder Close, Hertford, SG13 7SG



## Welcome to Ryder Close, Hertford

This well-presented two double-bedroom terraced home is nestled in a quiet residential cul-de-sac within the sought-after area of Hertford. The property boasts a front reception room that seamlessly leads into an open-plan fitted kitchen/diner, offering direct access to a private garden-ideal for both relaxation and entertaining. Upstairs, the home features two double bedrooms, with the primary bedroom benefiting from fitted wardrobes. A modern family bathroom completes the upper level, ensuring comfort and convenience. Externally, the property offers a low-maintenance front garden and allocated parking spaces for two vehicles at the front. Additional advantages include double glazing and central heating, enhancing the home's energy efficiency and comfort. Ideal Location for Hertford East railway station, Hertford town centre, local schools, and parks, making it an ideal location for families and first-time buyers alike.



#### -Accommodation Overview-

#### **Entrance Porch:**

Door leading into lounge.

#### Lounge:

14' 5" x 13' 1" ( 4.39m x 3.99m ) Double glazed window to front aspect, stairs to first floor, feature wall, laminate flooring, radiator, opens to kitchen/diner:

#### Kitchen / Diner:

13' x 10' 6" ( 3.96m x 3.20m )

Fitted wall and base units with work surface over, butler style sink with mixer tap over, gas hob, oven beneath, extractor canopy over, space for fridge freezer, space for dishwasher, space for washing machine, spot lighting, wall mounted boiler, double glazed patio door leading to rear garden, space for dining table, radiator.

#### -First Floor Landing-

Airing cupboard. Loft access (boarded and insulated)

#### **Bedroom One:**

12' 5" x 10' 3" excluding wardrobes (  $3.78m \times 3.12m$  excluding wardrobes ) Double glazed windows to rear & side aspect, fitted wardrobe, carpet, radiator.

#### **Bedroom Two:**

13' 4" max x 6' 6" max ( 4.06m max x 1.98m max ) Double glazed window to rear aspect, laminate flooring, radiator.

#### Bathroom:

Three piece suite comprising of panel enclosed bath with shower attachment, shower screen, wash hand basin, WC, black heated towel rail, obscure double glazed window.

#### -Exterior-

#### **Rear Garden:**

Low maintenance rear garden with decking area, lawn, fence boundary walls, storage shed.

#### Front Garden:

Path to front door, astro turf, shingle area.

#### Parking:

Two allocated parking spaces to the front.







### Welcome to

## **Ryder Close, Hertford**

- Two Bedroom Mid-Terrace Home
- Ideal Location For A10 / A414
- Low Maintenance Rear Garden
- Kitchen / Diner
- Cul De- Sac Location .
- SG13 School Catchment Area

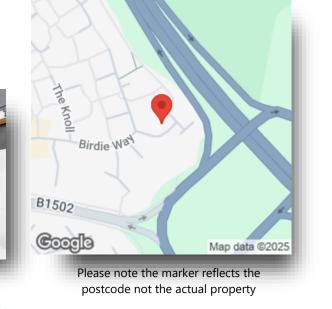
Tenure: Freehold EPC Rating: C

## Offers In Excess Of £350,000



his 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 appr etails 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 misstater must rely upon its own inspection(a). Proved by www.focalegent.com





#### check out more properties at williamhbrown.co.uk



Property Ref:

HFD107776 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

#### 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

SG14 1FR

21 Castle Street, HERTFORD, Hertfordshire,



#### williamhbrown.co.uk