



Turpins Close, Hertford, SG14 2EH

Welcome to Turpins Close, Hertford

Situated close to Hertford North railway station (16 min walk) and Pangshanger Park and a variety of local shops and well-regarded schools, this beautifully presented three-bedroom end-of-terrace home offers ideal family living in a highly convenient setting. Recently decorated throughout, the property features a spacious kitchen/dining room at the front, perfect for everyday family meals and entertaining. To the rear, a bright reception room opens directly onto a private and secluded rear garden, complete with side access - ideal for outdoor enjoyment and summer gatherings. A downstairs cloakroom adds to the practicality of the ground floor layout. Upstairs, there are three well-proportioned bedrooms, with bedroom one benefiting from fitted wardrobes, and a modern family bathroom serving the upper level. Further features include full double glazing, gas central heating, and allocated parking for one vehicle at the rear of the property. This charming home offers comfort, space, and convenience - an excellent choice for families or professionals seeking a well-connected location.



-Accommodation Overview-

Entrance Hall:

Stairs to first floor, storage cupboard.

Downstairs Cloakroom:

Wash hand basin, WC, radiator, obscure double-glazed window to front aspect.

Lounge:

14' 11" max x 9' 11" max (4.55m max x 3.02m max)
Double glazed sliding patio doors leading to rear garden, feature fireplace, radiator.

Kitchen / Dining Room:

14' 10" x 7' 5" (4.52m x 2.26m)
Fitted wall and base units with work surface over, sink unit with mixer tap over, plumbing for a water softener, space for washing machine, integrated dishwasher, electric hob with oven beneath and extractor canopy over, double glazed window to front aspect, radiator.

-First Floor Landing-

Storage cupboard, loft access,

Bedroom One:

15' 3" excluding wardrobes x 10' 2" including bay (4.65m excluding wardrobes x 3.10m including bay)
Double glazed bay window to front aspect, fitted wardrobes, radiator.

Bedroom Two:

8' 8" x 6' 3" (2.64m x 1.91m)
Double glazed window to rear aspect, storage cupboard, carpet, radiator.

Bedroom Three:

10' 2" max x 5' 10" max (3.10m max x 1.78m max)
Double glazed window to front aspect, radiator.

Bathroom:

Three-piece suite comprising of bath with shower over, wash hand basin with storage cupboard beneath, WC, tiled walls, tiled floor, obscure double-glazed window to side aspect.

-Exterior-

Rear Garden:

A minimal maintenance sunny rear garden with patio area and grass, storage shed, shrubs and trees, side access.

Parking:

Allocated parking for one vehicle at the rear of the property.



Welcome to

Turpins Close, Hertford

- Three Bedroom End Of Terrace Family Home
- Downstairs Cloakroom & Upstairs Bathroom
- Allocated Parking For One Car
- Recently Re-Decorated Throughout
- Fitted Kitchen / Diner
- Ideal Location For Panshanger Park

Tenure: Freehold EPC Rating: C



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

Offers In Excess Of
£440,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HFD107811 - 0003

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



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk