



**Windsor Drive, Hertford, SG14 2HX**



## welcome to Windsor Drive,Hertford

\*\*\*A Well-Proportioned Extended Three-Bedroom Terraced Family Home\*\*\* Situated in a sought-after location within walking distance of Hertford town centre, Hertford North railway station, local schools, shops, and the scenic Panshanger Park, this spacious three-bedroom terraced home offers excellent potential and is ideal for families or those looking to add their own personal touch. The ground floor features a welcoming front reception room and a generous kitchen/dining area to the rear, which opens into a bright and spacious conservatory-perfect for entertaining or enjoying views of the garden. While the property would benefit from some cosmetic updating, it offers a fantastic layout with plenty of scope for improvement. Upstairs, the home offers three well-proportioned bedrooms and a modern shower room, providing ample space for a growing family. Externally, the property boasts off-street parking to the front for two vehicles, a larger-than-average mature rear garden with side access-ideal for families and keen gardeners alike. Further benefits include double glazing and gas central heating throughout. This is a fantastic opportunity to secure a solid and spacious home in a desirable location, with excellent transport links and amenities close by.





## **-Accommodation Overview-**

### **Entrance Hall:**

Stairs to first floor, door leading into lounge.

### **Lounge:**

14' 9" x 13' 2" (4.50m x 4.01m)

Double glazed window to front aspect, gas fireplace, radiator.

### **Kitchen / Diner:**

18' 1" x 9' 2" (5.51m x 2.79m)

Range of wall and base units with work surface over, sink unit with mixer tap over, gas hob with extractor canopy over, built in eye-level oven and grill, plumbing for washing machine, double glazed sliding doors leading to conservatory. Door leading to conservatory, radiator.

### **Conservatory:**

11' 5" x 10' 11" (3.48m x 3.33m)

Double glazed windows to side and rear aspect, radiator, double glazed patio doors leading to garden, double glazed door to side, tiled flooring, ceiling fan.

### **-First Floor Landing-**

Loft hatch, airing cupboard, carpet.

### **Bedroom One:**

11' 2" excluding wardrobes x 10' 2" (3.40m excluding wardrobes x 3.10m)

Double glazed window to front aspect, storage cupboard, fitted wardrobes, carpet, radiator.

### **Bedroom Two:**

10' 2" excluding wardrobes x 9' (3.10m excluding wardrobes x 2.74m)

Double glazed window to rear aspect, fitted wardrobes, carpet, radiator.

### **Bedroom Three:**

9' 6" excluding wardrobes x 8' 6" (2.90m excluding wardrobes x 2.59m)

Double glazed window to front aspect, fitted wardrobes, carpet, radiator.

### **Shower Room:**

Double shower, tiled walls and flooring, vanity wash hand basin, heated towel rail, two double glazed windows to rear aspect.

## **-Exterior-**

### **Rear Garden:**

Low maintenance rear garden being half patio area and lawn, green house and two timber-built sheds one with electric point, shrubs and borders, fence boundary walls, side access.

### **Driveway:**

Off street parking for two vehicles.

### **Agent Notes:**

Please note grant of probate has been approved.



## Welcome to Windsor Drive, Hertford

- Three Bedroom Terraced Family Home
- Conservatory Leading Out To Rear Garden
- Kitchen / Diner
- Driveway For Two Vehicles
- Good Storage Throughout
- Upstairs Shower Room
- Scope To Improve

**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** C

# £415,000



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 part must rely upon its own inspection(s). Powered by www.localagent.com



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