



Hollycroft, Hertford, SG14 2DR

Welcome to Hollycroft, Hertford

This well-proportioned home offers a light and airy living/dining room, recently decorated to a high standard, alongside a larger-than-average dual aspect kitchen providing excellent space and functionality. Both bedrooms are generous doubles, with the master bedroom featuring fitted wardrobes, and the second bedroom also well proportioned. A modern family bathroom, recently fitted, completes the internal accommodation. Additional benefits include: Double glazing throughout, gas central heating, private, larger-than-average rear garden, own loft space offering further storage potential. This attractive maisonette combines space, style and convenience, making it an excellent home or investment opportunity in a sought-after Hertford location.



-Accommodation Overview-

Entrance Hall:

Storage cupboard, access to loft space.

Lounge / Diner:

18' 1" x 14' 5" (5.51m x 4.39m)

Double glazed bay windows to front aspect, built in storage cupboards, carpet, spot lighting, radiator.

Kitchen:

9' 7" x 9' 6" (2.92m x 2.90m)

Fitted wall and floor units with work surface over, one and half bowl stainless steel sink unit with mixer tap over, space for cooker, plumbing and space for washing machine, space for dishwasher, dual aspect double glazed windows to side and rear.

Bedroom One:

13' 1" x 13' 5" excluding wardrobes (3.99m x 4.09m excluding wardrobes)

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

Bedroom Two:

13' 3" x 9' 7" excluding storage cupboard (4.04m x 2.92m excluding storage cupboard)

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

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, partly tiled walls, obscure double-glazed window.

-Exterior-

Rear Garden:

Private garden which is perfect for outdoor activities. There is also an outbuilding great for storage.



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Welcome to Hollycroft, Hertford

- Two Double Bedroom Spacious First Floor Maisonette
- Large Rear Garden With Outbuilding
- Walking Distance To Local Shops
- Modern Re-fitted Bathroom
- Desirable Location In SG14
- Less than 0.7 Miles to Hertford North Train Station
- Own Loft Space

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C

Service Charge: £1056.00 yearly

Ground Rent: £50.00 Yearly

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Offers In Excess Of £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107983 - 0003

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william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk