



Willowmead, Hertford SG14 2AT

welcome to Willowmead, Hertford

A well-presented and spacious one double bedroom share of freehold first-floor maisonette, quietly positioned within a sought-after cul-de-sac. Offered with a share of freehold and over 900 years remaining on the lease, this property is an ideal opportunity for first-time buyers or investors. The accommodation includes a bright and modern living/dining room, a recently fitted contemporary kitchen, a newly installed family bathroom, and a well-proportioned double bedroom complete with fitted wardrobes. Additional benefits include gas central heating, double glazing, own loft space, and excellent natural light throughout. Conveniently located within walking distance of Hertford town centre, Hertford North railway station (0.6 miles) providing links into London's Moorgate, Panshanger Park, and highly regarded schools, this maisonette combines modern living with a peaceful setting-making it a perfect home or investment.



-Accommodation Overview-

Entrance Hall:

Stairs leading to first floor, external storage cupboard, double glazed window, radiator.

Lounge / Dining Room:

17' 8" narrowing to 12' 5" x 12' 1" (5.38m narrowing to 3.78m x 3.68m)

Double glazed window to front aspect, radiator.

Kitchen:

13' 1" x 5' (3.99m x 1.52m)

Fitted wall and floor units with work surface over, stainless steel sink unit with mixer tap over, electric hob with oven beneath and extractor canopy over, space for washing machine, space for fridge freezer, integrated dishwasher, wall mounted boiler, double glazed window to rear aspect.

Bedroom One:

9' 7" excluding wardrobe x 9' 5" (2.92m excluding wardrobe x 2.87m)

Double glazed window to rear aspect, fitted wardrobes, radiator. Loft access - half boarded and insulated.

Bathroom:

Three-piece suite comprising of panel enclosed bath with wall mounted rainfall shower over, wash hand basin, WC, tiled walls, tiled floor and walls.

-Exterior-

Parking:

One allocated parking space.



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Welcome to Willowmead, Hertford

- One Double Bedroom First Floor Maisonette
- 900 + Years Lease
- Loft Space
- Share Of Freehold
- Own Front Door

Tenure: Share of freehold

EPC Rating: C

Council Tax Band: D

Service Charge: 0

Ground Rent: 0

Building Insurance: please ask agent.

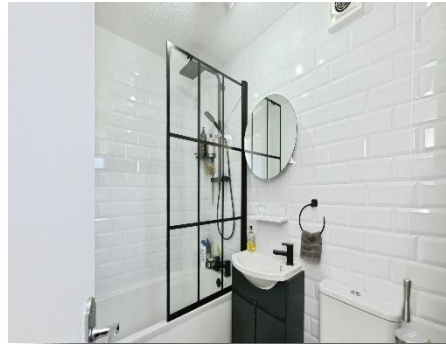
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.focusagent.com

Guide Price

£259,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107929 - 0002

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