



Hamels Drive, HERTFORD, SG13 7SW

Welcome to Hamels Drive, HERTFORD

This beautifully presented three double bedroom end of terrace family home offers bright, spacious and modern living throughout. Recently redecorated to a high standard, the property combines stylish interiors with practical family-friendly features. The ground floor comprises a well-proportioned modern kitchen/diner, perfect for family meals and entertaining, a downstairs cloakroom, and a tastefully decorated rear living room with direct access to the private, secluded, and recently landscaped low-maintenance garden - ideal for relaxing or outdoor dining. Upstairs, the property boasts three generously sized double bedrooms and a modern family bathroom featuring a luxury double walk-in shower. Further benefits include brand new double glazing, gas central heating, and ample storage space throughout. Situated within walking distance of Hertford Town Centre, Hertford East Station, and well-regarded local schools, this property represents an outstanding example of a well-proportioned, contemporary family home in a highly sought-after location.



-Accommodation Overview-

Entrance Porch:

Storage cupboard, door to entrance hall.

Entrance Hall:

Stairs to first floor, understairs storage cupboard, door to downstairs cloakroom.

Downstairs Cloakroom:

Wash hand basin with mixer tap over, WC, radiator, obscure double glazed window.

Living Room:

17' 7" x 10' 6" (5.36m x 3.20m)

Double glazed patio door leading to private rear garden, double glazed window to rear aspect, radiator.

Kitchen / Diner:

15' 7" x 8' (4.75m x 2.44m)

Fitted wall and base units with work surface over, sink unit with mixer tap over, gas hob with oven beneath and extractor canopy over, tiled splash backs, space for washing machine, space for dishwasher, space for fridge freezer, wall hung radiator, storage cupboard, double glazed window to front aspect.

-First Floor Landing-

Two storage cupboards, Loft - boarded and insulated. Carpet.

Bedroom One:

14' x 8' 6" (4.27m x 2.59m)

Double glazed window to rear aspect, carpet, radiator.

Bedroom Two:

11' 2" x 10' 6" excluding wardrobes (3.40m x 3.20m excluding wardrobes)

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

Bedroom Three:

9' 8" x 8' 8" (2.95m x 2.64m)

Double glazed window to rear aspect, carpet, radiator.

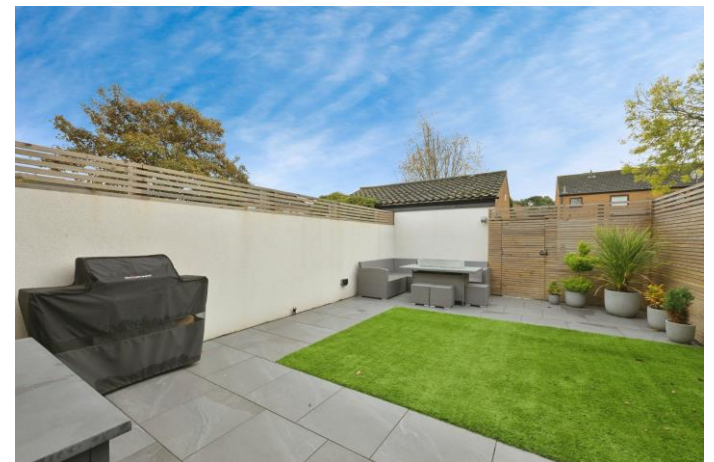
Shower Room:

Walk in shower cubicle with wall mounted shower and glass screen, wash hand basin with mixer tap over, WC, fully tiled walls and flooring, obscure double-glazed window.

-Exterior-

Rear Garden:

A low maintenance rear garden with patio and grass areas, rear access.



view this property online williamhbrown.co.uk/Property/HFD108055

Welcome to

Hamels Drive, HERTFORD

- Three Bedroom End Of Terrace Family Home
- Downstairs Cloakroom & Upstairs Shower Room
- Easy Access To A10
- Modern Shower Room
- Walking Distance To Hertford Town & Hertford East Train Station

Tenure: Freehold
EPC Rating: D
Council Tax Band: 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

£415,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108055



Property Ref:
HFD108055 - 0001

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