



Tanners Crescent, Hertford, SG13 8DS



Welcome to Tanners Crescent, Hertford

Nestled at the end of a quiet cul-de-sac, this beautifully presented, and rarely available terraced family home offers exceptional space throughout, having been thoughtfully extended and recently decorated to a high standard. The ground floor features an impressive extended living/dining room, flooded with natural light and offering direct access to the property's own private and secluded rear garden. A stunning river runs peacefully along the rear boundary, creating a picturesque and tranquil outdoor space. To the front of the home sits a recently fitted, contemporary kitchen/breakfast room of generous proportions, complemented by a convenient downstairs cloakroom. The former garage has been expertly converted and is currently arranged as a playroom, though it offers complete flexibility perfect as a home office, snug, games room, or additional reception space. The location is superb for Hertford town centre, both Hertford North and Hertford East railway stations, and excellent local schooling.



-Accommodation Overview-

Entrance Hall:

Storage cupboard, radiator, access to playroom.

Downstairs Cloakroom:

Obscure double glazed window to front aspect, wall mounted wash hand basin, WC, radiator.

Open Plan Lounge / Dining Room:

28' 3" x 16' 11" (8.61m x 5.16m)

Two double glazed doors leading to rear garden, stairs to first floor, radiator, half carpet, half tiled, two radiators.

Kitchen / Breakfast Room:

23' 1" x 9' 10" (7.04m x 3.00m)

Fitted wall and base units with work surface over, breakfast bar, one and half bowl sink unit with mixer tap over, space for dishwasher, space for washing machine, integrated fridge freezer, electric hob with extractor canopy over, tiled walls, eye level oven and grill, spot lighting, French doors leading to lounge/dining room.

Playroom:

12' 6" x 7' 10" (3.81m x 2.39m)

Converted garage - currently being used as a playroom.

-First Floor Landing-

Airing cupboard, loft access (boarded)

Main Bedroom:

12' 9" max x 9' 11" max (3.89m max x 3.02m max)

Double glazed window to rear aspect with lovely views, door leading to dressing room, door leading to en-suite shower room, door to study, carpet, radiator.

Dressing Room:

6' 7" x 4' 11" (2.01m x 1.50m) carpet.

En-Suite Shower Room:

Shower cubicle with wall mounted shower, wash hand basin with mixer tap over, heated towel rail, WC.

Study Room:

7' 1" x 5' 8" (2.16m x 1.73m)

Double glazed window to rear aspect with lovely views, radiator.

Bedroom Two:

12' 6" max x 7' 7" max (3.81m max x 2.31m max)

Double glazed window to front aspect, carpet, radiator.

Bedroom Three:

12' 10" max x 9' 10" max (3.91m max x 3.00m max)

Double glazed window to front aspect, carpet, radiator.

Bathroom:

Three-piece suite comprising of bath with shower over, wash hand basin, WC, tiled walls and flooring, heated towel rail.

-Exterior-

Rear Garden:

A landscaped garden with a paved patio area, artificial lawn, plants and shrubs, outside power points and enclosed by panel fencing, lovely views across the riverside and fields.

Driveway:

Off street parking to front for two cars.

Agency Notes:

Hornsmill residents' association annual service charge is £500. (Covers maintenance of communal areas, river up-keep, and any repairs that need doing on the estate)



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Welcome to

Tanners Crescent, Hertford

- Three Bedroom Extended Family Home
- Converted Garage Into Playroom
- Driveway For Two Cars
- Overlooking The Beautiful River Lea
- Open Plan Living/ Dining Room With Direct Access To Rear Garden

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Guide Price

£565,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Please note the marker reflects the postcode not the actual property



Property Ref:

HFD108103 - 0002

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