

shepherds

A better home  
moving experience



24 Wilton Crescent

Hertford, SG13 8JW

Offers In Excess Of £320,000



## 24 Wilton Crescent

Hertford, SG13 8JW

**SOLD BY SHEPHERDS - THIS SUPERB MAISONETTE BOASTS A LONG LEASE OF 139 YEARS AND THE BENEFIT OF NO SERVICE CHARGES AND ONLY £50 A YEAR GROUND RENT.**

Nestled in the serene and SOUGHT-AFTER SOUTH SIDE of Hertford, this charming two-bedroom first-floor maisonette offers a perfect blend of comfort and convenience. Ideal for first-time buyers or savvy investors.

Step inside to discover a well-proportioned living space, enhanced by gas central heating and abundant natural light. The private loft space provides ample storage, ensuring a clutter-free living environment. The maisonette features two good sized bedrooms, perfect for restful nights and peaceful mornings.

The exterior of the property is equally impressive, with a delightful garden to the front, offering a tranquil spot for relaxation or gardening. The driveway provides convenient off-street parking, while the garage, currently converted into a workshop with further additional office space to the rear, offering versatile additional space for hobbies or storage.

This home is perfectly positioned for those seeking a peaceful retreat with easy access to the amenities of Hertford. Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a valuable addition to your portfolio, this maisonette ticks all the boxes.

Don't miss out on this fantastic opportunity – arrange a viewing today and experience the charm and potential of this delightful Hertford home for yourself.

### First floor:

**Living Room/Diner:**  
17'11" x 10'11" (5.46m x 3.33m)

**Kitchen:**  
10'4" x 9'1" (3.15m x 2.77m)

**Bedroom One:**  
13'5" x 10'11" (4.09m x 3.33m)

**Bedroom Two:**  
10'2" x 8'10" (3.10m x 2.69m)

### Bathroom:

**Garage:**  
15'0" x 8'2" (4.57m x 2.49m)

**Office:**  
11'1" x 4'11" (3.38m x 1.50m)

**External Storage:**  
5'11" x 2'7" (1.80m x 0.79m)

### Driveway:

**Front Garden:**

**Tenure:**



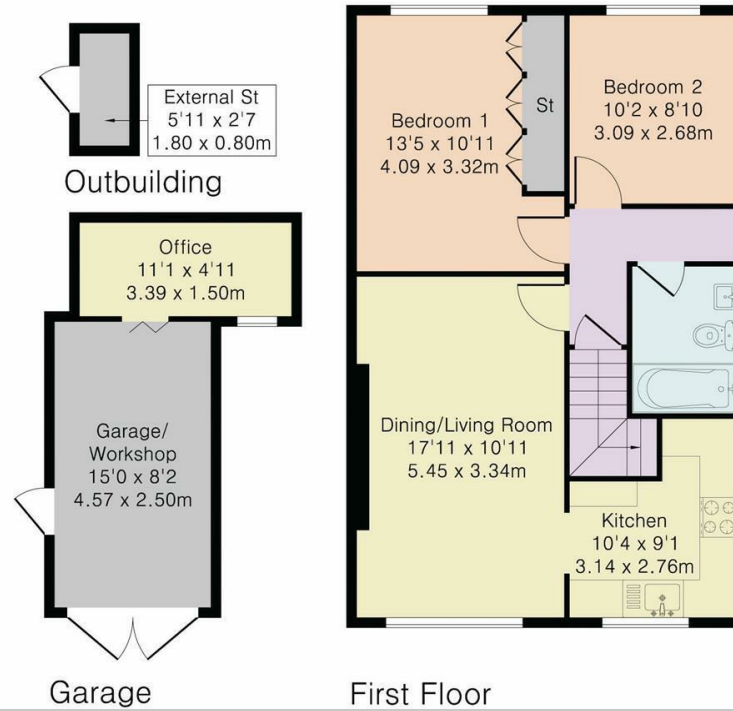


- Two bedroom first floor maisonette
- Front garden
- Garage and driveway
- Peaceful south side position
- Lease remaining 139 years
- Private spacious loft
- Gas centrally heating
- No service charge



## Floor Plan

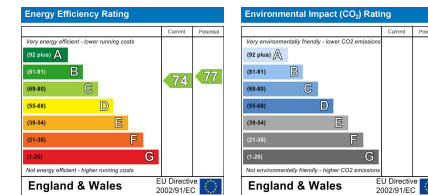
Approximate Gross Internal Area 826 sq ft – 76 sq m  
 First Floor Area 630 sq ft – 58 sq m  
 Garage Area 180 sq ft – 17 sq m  
 Outbuilding Area 16 sq ft – 1 sq m



## Viewing

Please contact Shepherds of Hertford on 01992 551955  
 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside House, 6 Millbridge, Hertford, SG14 1PY  
 Tel: 01992 551955 Email: enquiries@shepherdsfhertford.co.uk