

shepherds

A better home  
moving experience



11 Spinney Street

Hertford, SG13 7JW

**Guide Price £420,000**





## 11 Spinney Street

Hertford, SG13 7JW

Situated within the highly regarded SG13 postcode, this well-presented three-bedroom terraced home offers bright, well-proportioned accommodation, and a beautifully landscaped rear garden, all combining to create a home that is ready to move straight in to.

The ground floor is arranged with a welcoming entrance hallway leading into a comfortable living room, which in turn opens into a bright kitchen/dining room at the rear. The kitchen diner forms the heart of the home and features French doors opening directly onto the garden, creating an easy connection between indoor and outdoor space.

The rear garden has been thoughtfully landscaped and provides both patio and decking areas, offering excellent space for relaxing and entertaining. A particularly useful outbuilding is positioned at the rear of the garden and is ideal for storage or use as a home office or studio.

Upstairs, the property offers three well-proportioned bedrooms, including two good-sized doubles and a third bedroom. The principal bedroom enjoys far-reaching views towards Bengeo, adding a real sense of outlook and space. A family bathroom completes the first-floor accommodation.

The property also benefits from the potential to create off-street parking to the front, subject to the usual consents. The Meads and Hartham Common are within easy reach, while Hertford town centre and Hertford East station are also accessible, offering a balance of green space and town convenience.



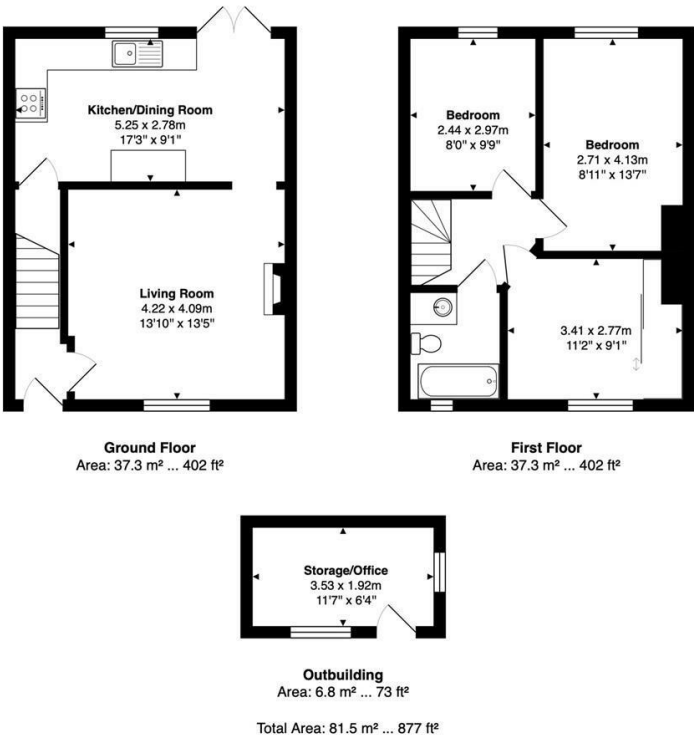




- Well-presented three-bedroom terraced home in the sought-after SG13 postcode
- Bright and well-balanced accommodation throughout, ready to move straight into
- Spacious kitchen/dining room with French doors opening onto the rear garden
- Beautifully landscaped garden with patio and decking areas, ideal for entertaining
- Useful outbuilding offering excellent storage or home office potential
- Three well-proportioned bedrooms, including two good-sized doubles
- Far-reaching views from the principal bedroom towards Bengeo
- Convenient access to The Meads, Hartham Common, Hertford town centre and Hertford East station



Floor Plan

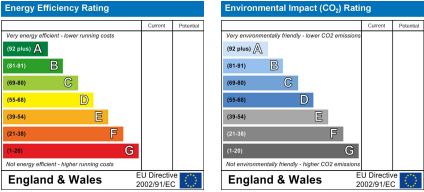


FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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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



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