



5 Gwynns Walk, Hertford, SG13 8AD
Guide Price £485,000



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Offered on a CHAIN FREE BASIS, this well presented three-bedroom family home offers generous space and an excellent location, combining comfort with practicality.

The property features a convenient downstairs shower room and an additional family bathroom upstairs. Each of the three bedrooms is well-proportioned, and the low-maintenance front and rear gardens provide enjoyable outdoor space. The kitchen seamlessly connects to the garden, offering a great flow for both everyday use and entertaining. There is also additional storage with a convenient garage en-bloc.

Located on Gwynns Walk, this home is just a short stroll from Hertford's highly regarded schools, as well as the town's vibrant shops, bars, and restaurants. Nature lovers will appreciate the close proximity to Hartham Common, the River Lea, and Hertford's charming Saturday street market all within easy walking distance.

For commuters, both Hertford East and Hertford North stations are nearby, offering regular services to Liverpool Street and Moorgate. Excellent road links via the A414, A10, A1(M), and M25 making travel easy. Contact Lanes Estate Agents today to arrange a viewing!



Ground Floor

Entrance Hall

Lounge Dining Area 18 max x 13'11 (5.49m max x 4.24m)

Kitchen 13'11 x 7'11 (4.24m x 2.41m)

Showeroom

First Floor

Bedroom 14 x 9'5 (4.27m x 2.87m)

Lounge 15'8 x 13'7 (4.78m x 4.14m)

Second Floor

Landing

Bedroom One 12 x 11'1 (3.66m x 3.38m)

Bedroom Three 12'11 x 7'9 (3.94m x 2.36m)

Family Bathroom

Storage Cupboard

Outside

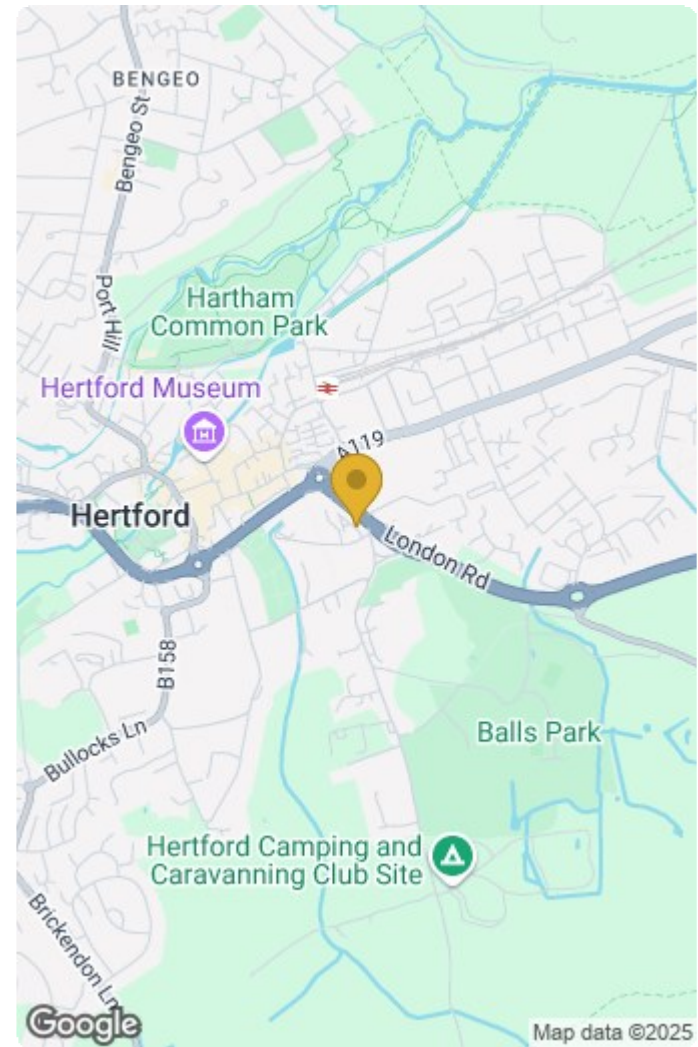
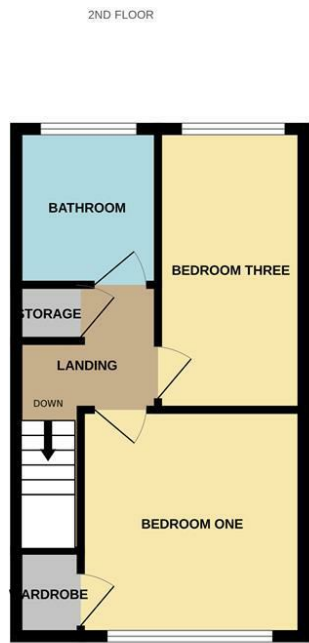
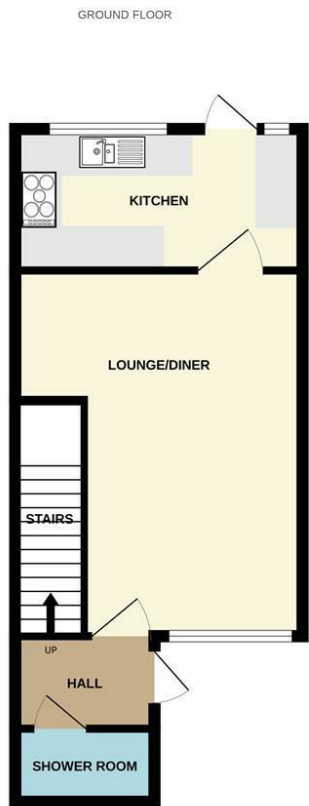
Front Garden

Rear Garden with gate access to the road

Garage En-Bloc







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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