



SIMPLY HOMES

Molewood Road
Hertford SG14 3AQ

Price Guide £625,000

WILLOW BOUGH
YARD



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Hertford SG14 3AQ

Forming part of this recently constructed development on the edge of Hertford town centre, is this three-bedroom residence, designed and finished beautifully. The home provides flexible accommodation over three floors and offers allocated parking.

The property is beautifully presented internally, with the downstairs comprising of; a formal entrance hall, cloakroom/WC, a high-spec contemporary fitted kitchen with an attractive finish and integrated appliances. A rear aspect open plan lounge/dining room which enjoys wooden flooring and French doors lead out to the garden.

To the first floor landing, where there are two good sized bedrooms, each with built-in storage. The bedrooms are served by a modern family bathroom.

The second floor landing leads to the principle bedroom, with fitted storage, en-suite shower room and French doors to a Juliette balcony, offering amazing views over the surrounding Hertfordshire countryside

Externally the rear garden offers an initial paved terrace which is ideal for the summertime BBQ's and outside entertaining. along with a lawn area. Returning to the front of the property is the resident allocated parking.

Molewood Road, Hertford is located just moments from the abundance of facilities of the town centre, while the various green open spaces of Hartham Common and the Meads are also close by. The property is conveniently within walking distance of Hertford North & East Stations, both servicing London.







- Ground Floor -

Entrance Hallway

Cloakroom/WC

Lounge/Dining Room 15'2" x 13'6" (4.64m x 4.14m)

Kitchen 9'8" x 6'7" (2.96m x 2.03m)

- First Floor -

Landing

Bedroom Two 13'7" x 9'8" (4.16m x 2.96m)

Bedroom Three 8'11" x 6'6" (2.72m x 2.00m)

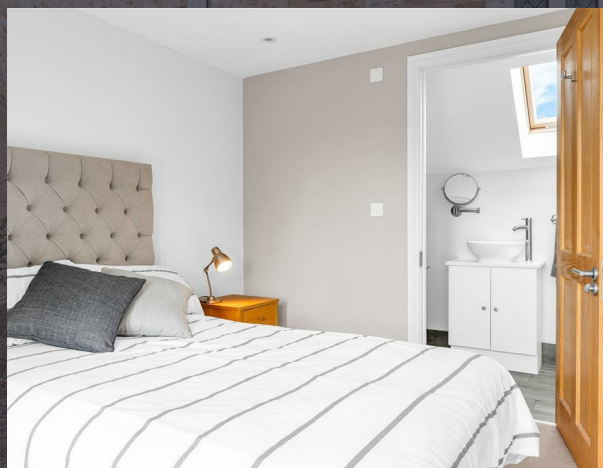
Bathroom

- Second Floor -

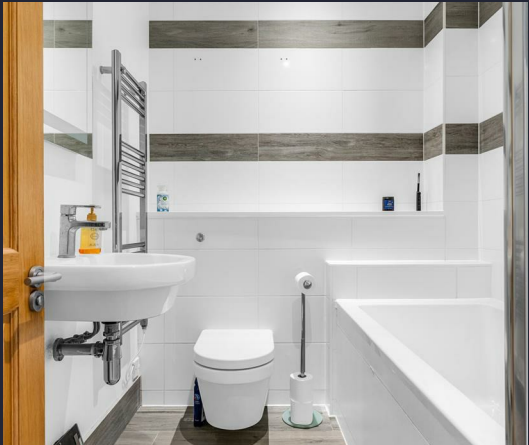
Landing

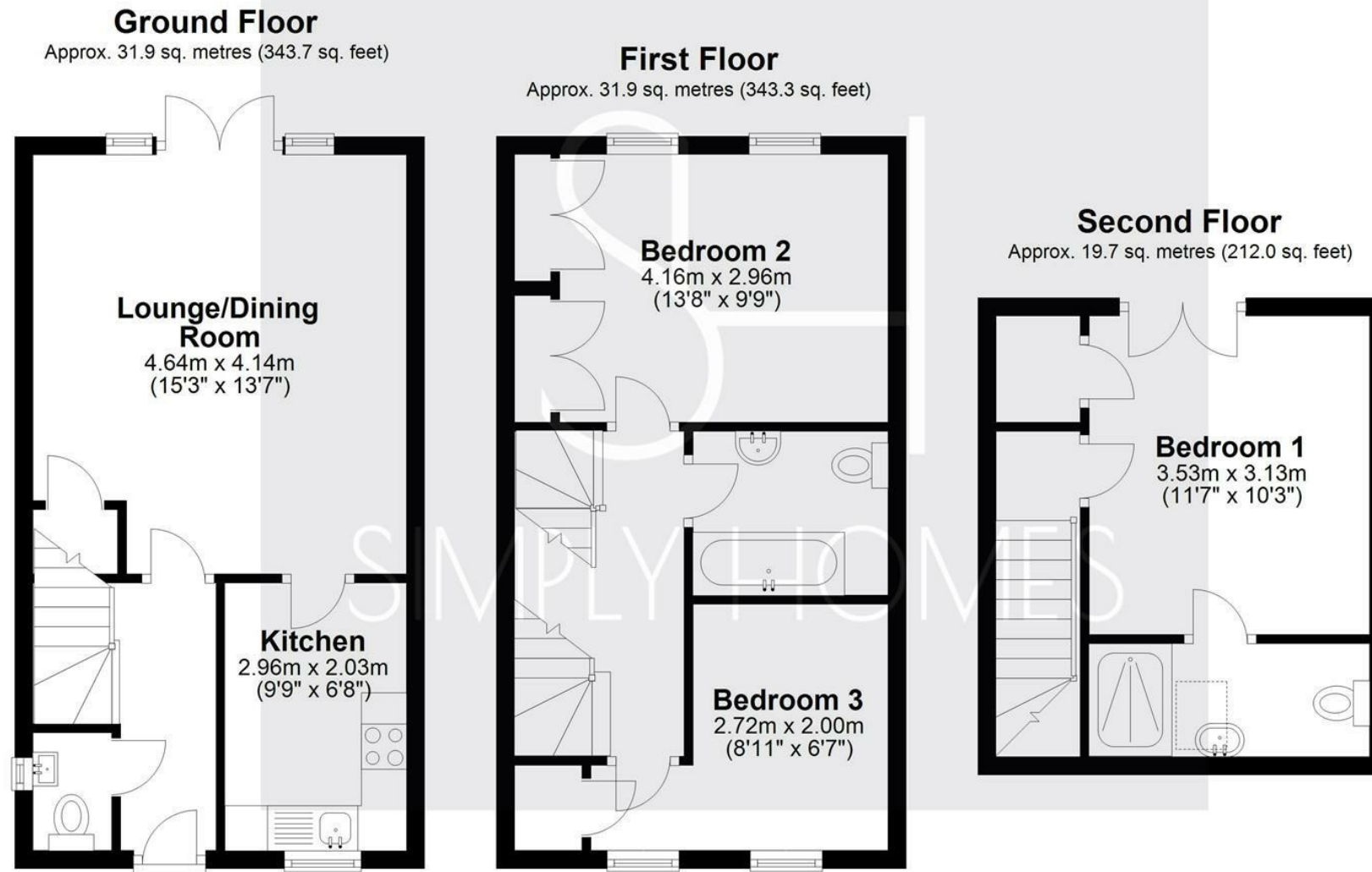
Bedroom One 11'6" x 10'3" (3.53m x 3.13m)

En-suite









Total area: approx. 83.5 sq. metres (899.0 sq. feet)



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