



SIMPLY HOMES

**Molewood Road**  
Hertford SG14 3AQ

**Price Guide £625,000**







# Molewood Road

Hertford SG14 3AQ

A well presented three-bedroom and beautifully extended terraced family home, located conveniently just a short walk from Hertford North station and the town centre. This charming character home is arranged over three floors via a loft conversion and features unobstructed views across the Hertford countryside

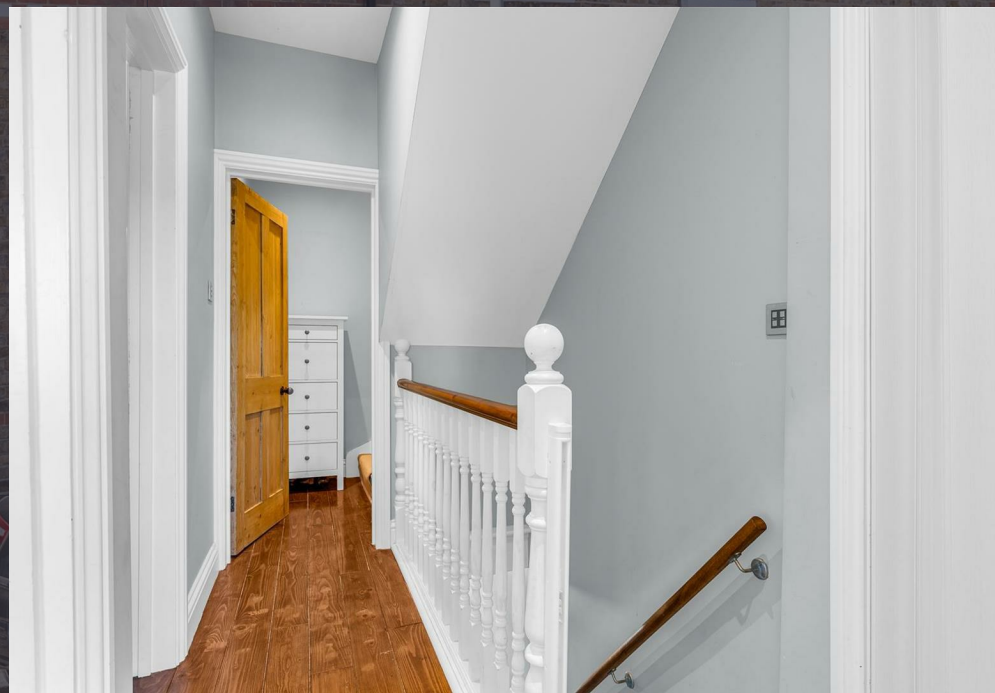
Enter the property via the front door and into the entrance hallway, with living room to your right. Towards the end of the hallway is the kitchen/dining room, featuring a range of fitted base/eye level units, various integrated appliances, and a central kitchen island. Light floods through into the kitchen/dining room via the cleverly integrated skylights and rear aspect bi-fold doors. The ground floor also features a cloakroom/WC.

To the first floor landing, comprising of two double bedrooms and an attractive first floor family bathroom.

The top/second floor offers another generous bedroom with dormer windows, looking out over the rolling countryside and extensive eaves storage.

Externally, the property has a wonderful South facing garden that backs on to the stunning Beane Marshes. The garden features an initial raised decking, suitable for your entertainment needs, with stairs down to a lower turfed level. There is also gated side access via a tunnel.

Located within the much sought-after town of Hertford, Molewood Road offers a premium location, a short walk to the town centre; walking distance to both Hertford North & East train stations and within the catchment area for the exceptional local schools.











## - Ground Floor -

Entrance Hallway

Cloakroom/WC

Living Room 8'5" x 10'11" (2.58m x 3.34m)

Dining Room 14'5" x 9'10" (4.41m x 3.02m)

Kitchen 11'10" x 20'0" (3.63m x 6.11m)

## - First Floor -

Landing

Bedroom Two 9'0" x 9'10" (2.75m x 3.02m)

Bedroom Three 8'7" x 10'11" (2.62m x 3.34m)

Family Bathroom

## - Second Floor -

Bedroom One 12'11" x 12'8" (3.94m x 3.88m)



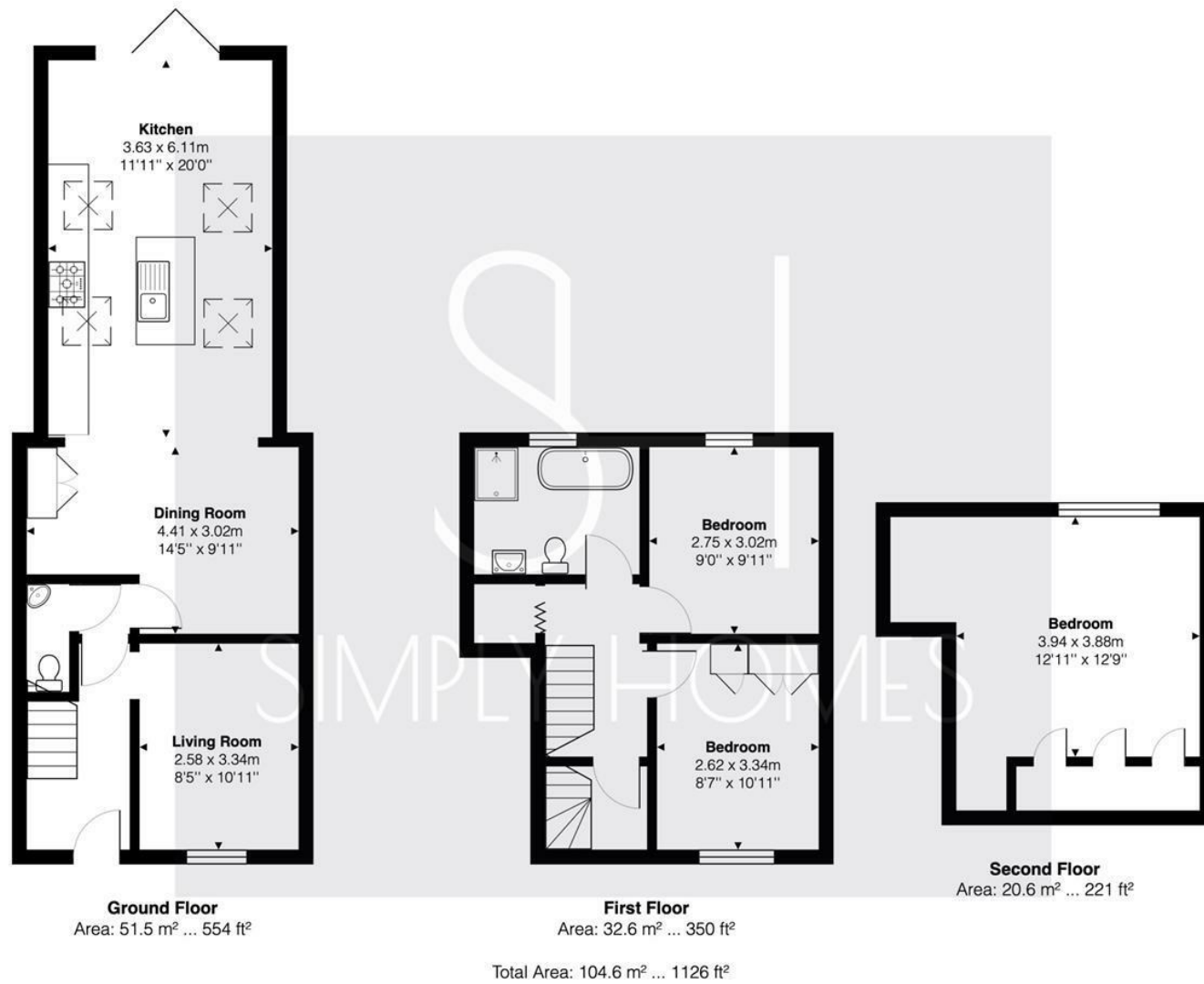




















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