



4, Mangrove Road, Hertford  
SG13 8AH  
Guide Price £1,175,000



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## 4 Mangrove Road, Hertford, Hertfordshire, SG13 8AH

An attractive detached family home only a short distance from Hertford town centre and Simon Balle school. Whilst the property is beautifully kept and offers generously proportioned accommodation, it also offers purchasers excellent scope for extending, subject to the usual consents. The accommodation comprises of a spacious entrance hall with downstairs wc, large living room, dining room, study, kitchen/breakfast room and a separate utility room on the ground floor. On the first floor, there are 4 good size bedrooms, a family bathroom and en-suite to the main bedroom. Externally, the property offers ample driveway parking, a large detached double garage and well stocked rear gardens. Viewing is highly recommended to fully appreciate this excellent family home.

The property is located in an enviable position only a short distance from Hertford's favoured schooling and Hertford town centre, nestled amongst Hertford's sought after southside. The highly acclaimed Simon Balle School sits approximately 500m away, whilst Hertford town which provides a wide variety of shops and restaurants, along with Hertford East train station is approximately 600m away.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





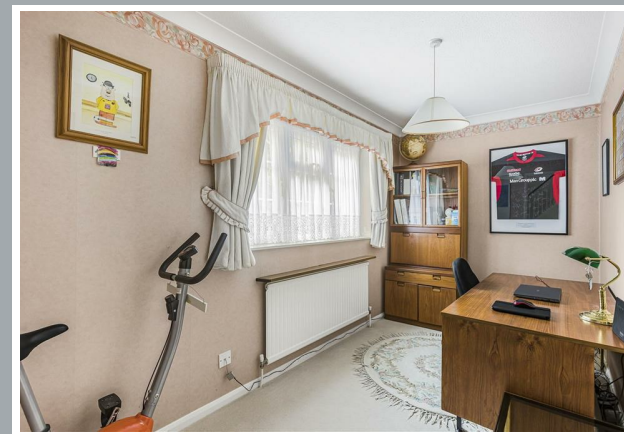
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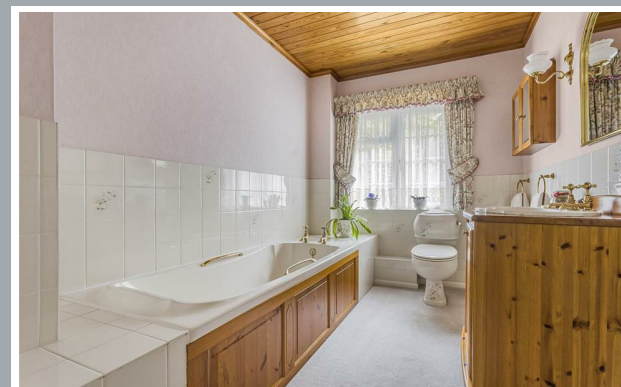
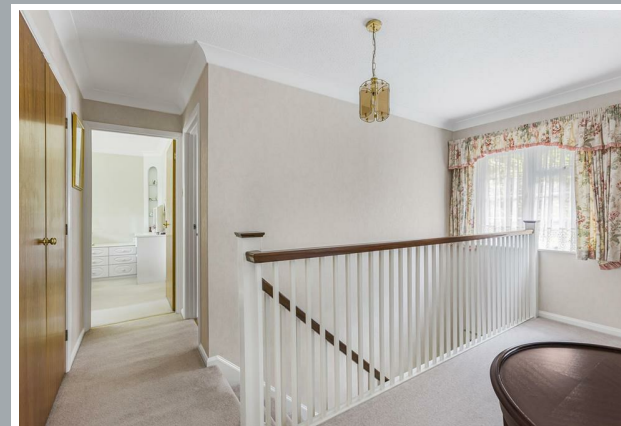
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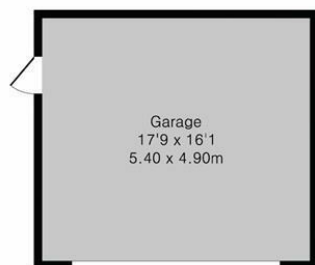
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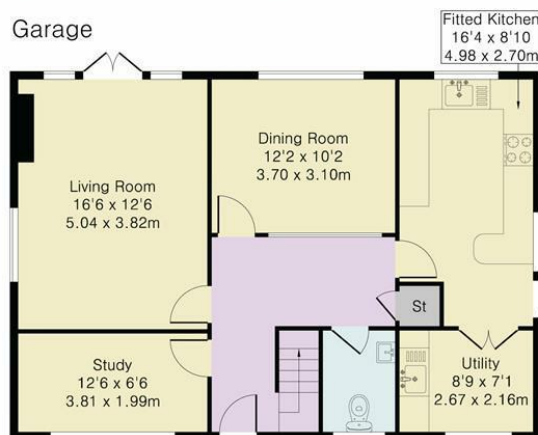
Approximate Gross Internal Area 1873 sq ft – 174 sq m

Ground Floor Area 794 sq ft – 74 sq m

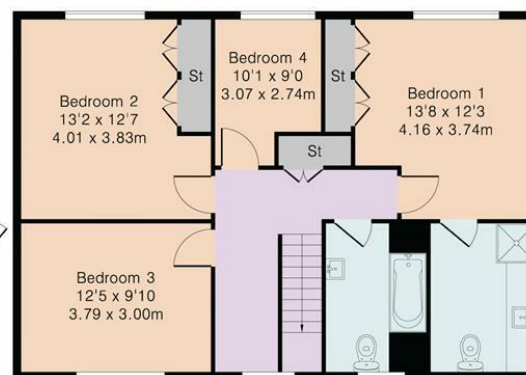
First Floor Area 794 sq ft – 74 sq m

Garage Area 285 sq ft – 26 sq m

Garage



Ground Floor



First Floor



PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Steven Oates

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