



Hutton Close, Hertford, SG14 2DW

Welcome to Hutton Close, Hertford

LEASE CURRENTLY BEING EXTENDED BY OWNER A Bright and Spacious Two Double Bedroom Ground Floor Maisonette with Exceptional Outdoor Space. This larger-than-average, beautifully presented ground floor maisonette offers bright and spacious accommodation, recently redecorated throughout to a high standard. The home features two generously sized double bedrooms, a stylish modern family bathroom, and a separate WC for added convenience. At the heart of the property is a well-proportioned kitchen complete with integrated appliances, ideal for both everyday living and entertaining. The dual-aspect lounge is flooded with natural light and boasts direct access to a stunning private rear garden-perfect for relaxing or hosting guests. Externally, the property truly excels. It benefits from its own front garden, as well as an expansive, landscaped rear and side garden. The outdoor space includes a separate patio area, two lawned sections, and convenient side access-offering rare and valuable outdoor versatility. Located just a short walk from local schools, shops, Hertford North railway station, and the vibrant Hertford town centre, this home is ideally positioned for both families and commuters. Additional benefits include double glazing, gas central heating, and a recently extended lease, ensuring peace of mind and long-term value.



-Accommodation Overview-

Living Room

14' 6" x 11' 8" (4.42m x 3.56m)

Kitchen

8' x 11' 8" (2.44m x 3.56m)

Bedroom One

10' 9" x 12' 4" (3.28m x 3.76m)

Bedroom Two

11' 9" x 9' 4" (3.58m x 2.84m)

Bathroom

Separate WC

Private Wrap-Around Garden



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Welcome to Hutton Close, Hertford

- ***PRIVATE WRAP AROUND GARDEN***
- Ideal For First Time Buyers / Downsize
- Close To Local Parade Of Shops & Good Transport Links
- LEASE CURRENTLY BEING EXTENDED BY OWNER
- Modern Bathroom & Separate WC
- Two Generously Sized Double Bedrooms
- Ground Floor

Tenure: Leasehold EPC Rating: C Council Tax Band: B
Service Charge: £1068.00 yearly Ground Rent: £10.00 yearly

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Nov 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107882 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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