shepherds
A better home moving experience

12 Hollycroft

Hertford, SG14 2DR

Guide Price £325,000

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Situated in the popular Hollycroft area of Hertford, this well-presented two-bedroom ground floor maisonette enjoys direct access onto its own private garden and benefits from its own generous driveway.

Inside, the property offers two double bedrooms – one positioned at the front and the other overlooking the rear garden – along with a bright living space and a well-kept kitchen and bathroom. The home is in good order throughout, allowing buyers to move straight in and enjoy.

A particular highlight is the private garden, which features a versatile garden room – ideal as a home office, studio, or hobby space.

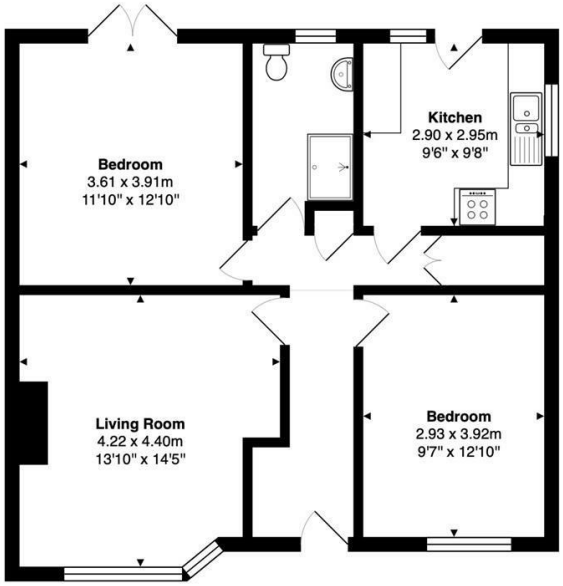
Perfectly placed for convenience, the maisonette is only a short walk from Hertford North Station and the town centre, while the open green spaces of Panshanger Park are just a stone's throw away.

Offering comfort, practicality, and a great location, this property will appeal to first-time buyers, downsizers, and investors alike.

- Well-presented two-bedroom ground floor maisonette in the popular Hollycroft area
- Two genuine double bedrooms, positioned to the front and rear of the property
- Bright living space with a well-kept kitchen and bathroom
- Direct access to a private rear garden, ideal for relaxing or entertaining
- Versatile garden room, perfect for a home office, studio or hobby space
- Generous driveway providing off-street parking
- Short walk to Hertford North Station and the town centre
- Close to Panshanger Park and open green spaces

Tenure:
Leasehold - 111 years remaining
Service Charge - £1000 per annum
Ground Rent - £10 per annum

Floor Plan



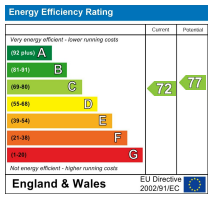
Ground Floor

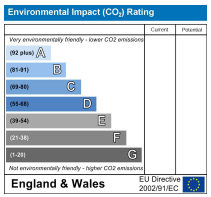
Total Area: 69.3 m² ... 746 ft²

Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph





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