



Par Close, Hertford, SG13 7TL

Welcome to Par Close, Hertford

This beautifully presented, larger-than-average three double bedroom terraced family home is arranged over three spacious floors, offering bright and versatile living throughout. The ground floor features a modern fitted kitchen/diner, ideal for family meals and entertaining, alongside a separate, generously sized lounge with direct access to a private, secluded, low-maintenance rear garden - perfect for relaxing or hosting guests. A convenient downstairs cloakroom completes the ground floor accommodation. On the first floor, you will find two well-proportioned double bedrooms and a contemporary family bathroom. The top floor is dedicated to a further spacious double bedroom, providing excellent privacy and flexibility for use as a principal suite, guest room, or home office. Additional benefits include double glazing, central heating, and a prime location within sought-after school catchment areas and close proximity to local shops and amenities. Externally, the property offers allocated parking for two cars. Early viewing is highly recommended to fully appreciate the space, presentation, and superb location this fantastic family home has to offer.



-Accommodation Overview-

Agent Note:

Sanctuary Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 45% share and the remaining 55% share of the property from Sanctuary Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

Please contact with sanctuary Housing Association for guidance on purchase requirements.

Entrance Hall:

Stairs rising to first floor, storage cupboard, door to downstairs WC.

Downstairs Cloakroom:

Pedestal wash hand basin with tiled splash back, WC, wall mounted mirror, radiator, obscure double-glazed window to front aspect.

Lounge:

13' 4" max x 13' max (4.06m max x 3.96m max)
Double glazed door leading to rear garden, double glazed windows to rear aspect, radiator.

Kitchen / Diner:

15' 11" x 8' 8" (4.85m x 2.64m)
Fitted wall and base units with work surface over, sink unit, space for fridge freezer, space for washing machine, space for dishwasher, gas hob with oven beneath and extractor canopy over, wall mounted gas boiler, double glazed door leading to rear garden and double-glazed window to rear aspect, radiator.

-First Floor Landing-

Stairs leading to second floor, Airing cupboard.

Bedroom One:

15' 9" max x 8' 9" max (4.80m max x 2.67m max)
Double glazed window to rear and front aspect, radiator, carpet.

Bedroom Three:

13' 4" x 9' 2" (4.06m x 2.79m)
Double glazed window to rear aspect, radiator.

Bathroom:

Three-piece suite comprising of bath with shower over, pedestal wash hand basin, WC, obscure double-glazed window to rear aspect.

-Second Floor-

Storage cupboard.

Bedroom Two:

16' 4" x 9' 11" (4.98m x 3.02m)
Double glazed bay window to rear aspect, carpet, radiator.

-Exterior-

Rear Garden:

Low maintenance courtyard style rear garden with astro turf, paved patio laid in 2024.

Front:

Outside storage cupboard.

Parking:

Two allocated parking spaces to front of the property.

Agents Note: The term of the lease is 99 years from 1st April 2002 date, which means there are currently 75 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.



View this property online williamhbrown.co.uk/Property/HFD108140



Welcome to Par Close, Hertford

- Three Bedroom Terraced Family Home
- Two Allocated Parking Spaces To Front
- Low Maintenance Rear Garden
- Family Bathroom & Downstairs Cloakroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D

Service Charge: £925.08p Yearly

Ground Rent: N/A

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£430,000



Total floor area 105.1 m² (1,132 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.propertybox.io

william h brown



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFD108140](https://www.williamhbrown.co.uk/Property/HFD108140)



Property Ref:
HFD108140 - 0001

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.



william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire, SG14 1ER



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)