

Millstream Close, SG14 1LJ
Hertford

kings
GROUP



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Kings Group are delighted to present this spacious 2 bedroom property, located in a prime Hertford location.

CHAIN-FREE

Situated in a convenient location, this lovely two-bedroom home offers practical and well-arranged accommodation across two floors.

A beautiful river front property

Upon entering the property, you are welcomed into the entrance area, which leads through to a spacious and comfortable living room, providing an ideal space for relaxing and entertaining.

To the rear of the property is a separate fitted kitchen, offering good storage and workspace, with access to the outside.

Heading upstairs, the first floor comprises two bedrooms and a family bathroom.

The main bedroom offers comfortable accommodation, while the second bedroom would make an ideal guest bedroom, child's room or home office.

Completing the first floor is a bathroom fitted with a bath, wash basin and WC.

The property benefits from one allocated parking space, along with additional visitor parking.

Ideally positioned, Hertford North Train Station is just a short walk away, making it convenient for commuters. Hertford Town Centre is also within easy walking distance, offering a fantastic selection of shops, cafés, restaurants and local amenities.

£450,000









- CHAIN FREE
- LARGE BEDROOMS
- WALKING DISTANCE TO HERTFORD NORTH
- IDEAL FOR SMALL FAMILIES OR FIRST TIME BUYERS
- ALLOCATED PARKING
- WALKING DISTANCE TO TOWN
- CLOSE TO SCHOOLS
- EASY DRIVING LINKS

LOCATION

Millstream Close is pleasantly situated within a quiet and established residential cul-de-sac in the sought-after county town of Hertford. The location is ideal for families and commuters alike, offering a peaceful setting while remaining within easy reach of the town's excellent amenities. Hertford town centre is just a short distance away, providing a wide range of shops, cafés, restaurants, and bars, along with a selection of supermarkets and independent retailers. The area is well regarded for its charming character, riverside walks, and historic architecture.

TRAVEL LINKS

For commuters, the property benefits from convenient access to Hertford North railway station, offering regular services into London, making it an attractive option for those travelling into the city. Additionally, there is good road connectivity via the A10 and A414, providing access to nearby towns and the wider motorway network.

Schools

he property is ideally positioned within reach of a number of well-regarded schooling options, making it an excellent choice for families. At primary level, there are several popular and established schools nearby, including Abel Smith School and Simon Balle All-Through School, both of which are highly regarded locally and offer strong academic foundations, supported by an outstanding Ofsted Rating. Bengeo Primary School is also within easy reach, providing a welcoming environment and good community reputation. For secondary education, Simon Balle All-Through School continues through to secondary level and is particularly sought-after, while Richard Hale School offers a well-respected boys' education with a long-standing history in the town. Presdales School, located in nearby Ware, is another highly regarded option.

ADDITIONAL INFORMATION

Council Tax Band - C
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC Rating - C
property has no history of flooding









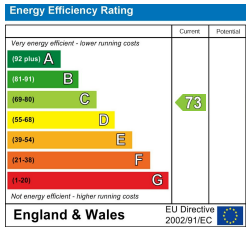


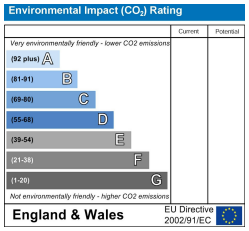


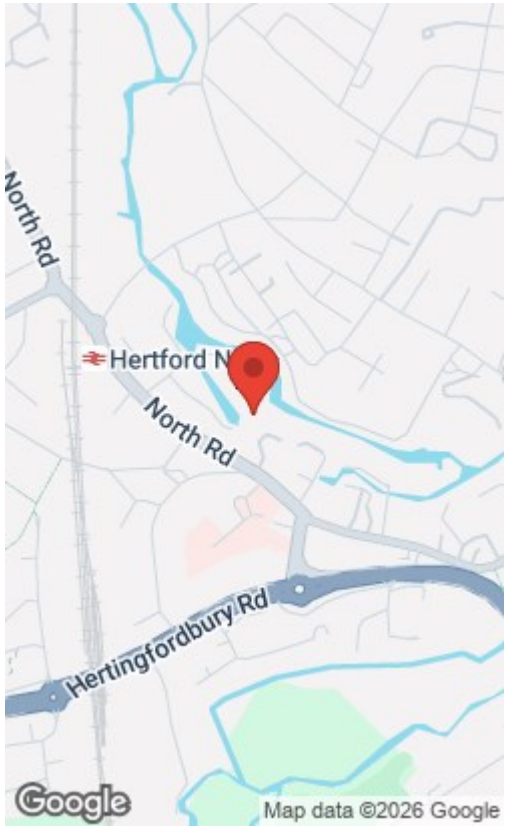


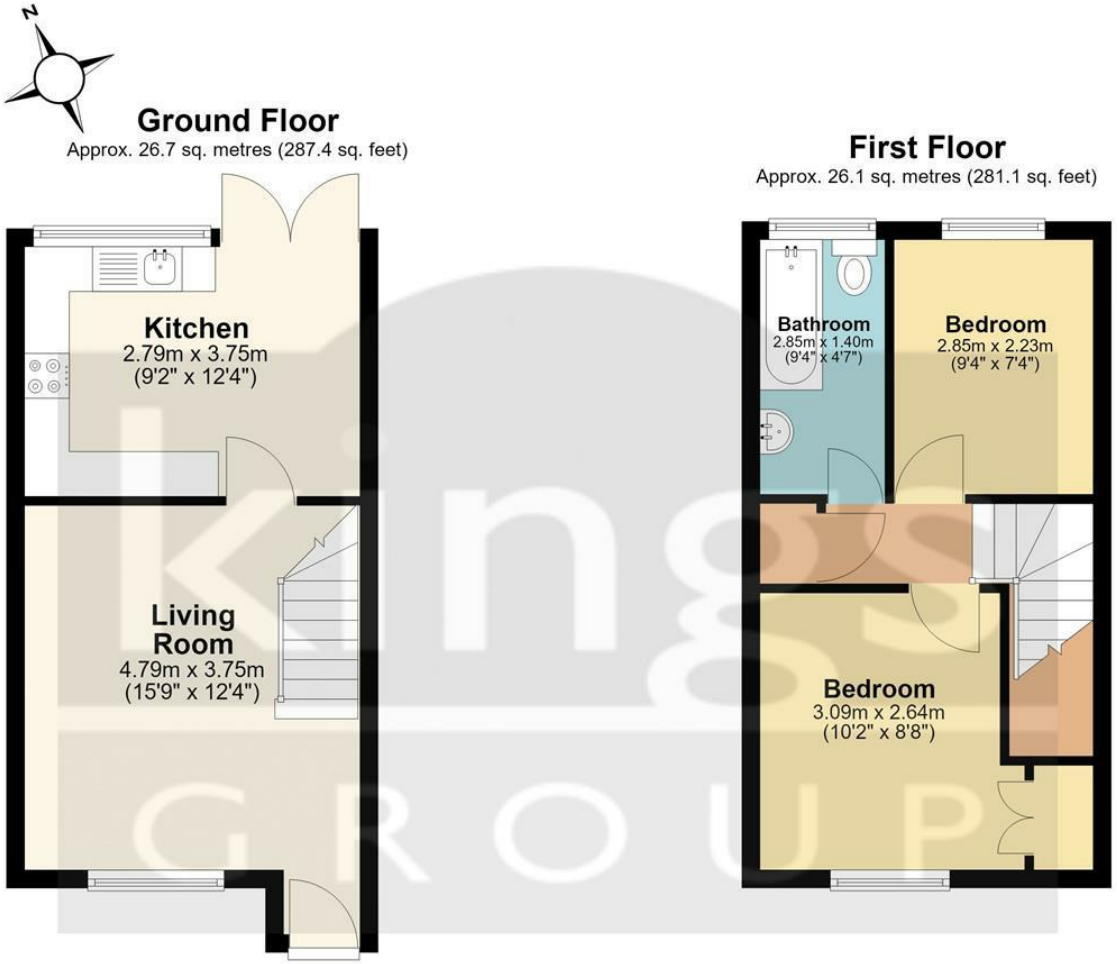












Total area: approx. 52.8 sq. metres (568.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Millstream Close

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