



**Horns Mill Road, Hertford, SG13 8HE**

## Welcome to Horns Mill Road, Hertford

A rarely available, well-proportioned three-bedroom terraced family home, offering bright and spacious accommodation throughout, ideally situated for Hertford town centre, Hertford East railway station, local shops, and excellent schooling. This modern family home features a stylish front living room with a bright and welcoming atmosphere. To the rear, there is a recently installed contemporary kitchen, thoughtfully designed with direct access to the property's private and secluded rear garden, along with a modern ground floor family bathroom. Upstairs, the property offers three well-proportioned bedrooms, with fitted wardrobes to bedrooms one and two, providing excellent built-in storage. Externally, the home benefits from off-street parking for two vehicles to the front. The landscaped low-maintenance rear garden is arranged over several attractive levels, creating versatile outdoor space, and includes a Garden room to the rear-ideal for relaxing, entertaining, or use as a home office.



## -Accommodation Overview-

### Entrance Hall:

Stairs to first floor, under stairs storage cupboard, radiator.

### Downstairs Bathroom:

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

### Lounge / Diner:

15' x 11' 11" ( 4.57m x 3.63m)

Double glazed window to front aspect, decorative fireplace, fitted storage cupboards, radiator.

### Kitchen:

Fitted wall and base units with work surface over, sink unit with mixer tap over, electric hob with oven and extractor fan, integrated appliances, double glazed window to rear aspect, double glazed door leading to rear garden, spot lighting, wall hung radiator.

### -First Floor Landing-

Storage cupboard.

### Bedroom One:

15' x 10' 3" ( 4.57m x 3.12m )

Double glazed window to front aspect, storage cupboard, radiator.

### Bedroom Two:

13' 11" x 9' 6" ( 4.24m x 2.90m)

Double glazed window rear aspect, three storage cupboards, radiator.

### Bedroom Three:

10' 2" x 6' 8" (3.10m x 2.03m )

Double glazed window to rear aspect, radiator.

## -Exterior-

### Rear Garden:

A tiered rear garden with astro turf, pagoda, steps leading to Garden room, pots, shrubs and plants, fence boundary walls.

### Garden Room

15' 5" x 6' 8" (4.70m x 2.03m )

### Driveway:

Off street parking to front for two cars.



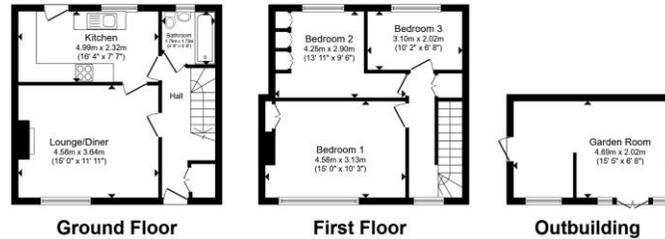
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## Welcome to

### Horns Mill Road, Hertford

- Three Bedroom Mid-Terraced Family Home
- Ground Floor Bathroom
- Tiered Rear Garden With Access To Garden Room
- Fitted Kitchen With Direct Access To Garden
- Off Street Parking To Front

Tenure: Freehold EPC Rating: C  
Council Tax Band: C



Guide price

**£475,000**

Total floor area 92.7 m<sup>2</sup> (997 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 inspection(s). Powered by www.propertybox.io



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HFD108147 - 0002

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