



Arbon Court St. Andrew Street, Hertford SG14 1JA



Welcome to Arbon Court St. Andrew Street. Hertford

This fantastic, well-presented and recently decorated three-bedroom family home is positioned within a private gated development in the heart of Hertford town centre. Built in 2008, the property offers a bright and spacious layout throughout, combining modern style with practical family living. The ground floor features a generous open plan living/dining/kitchen area, providing a superb social and family space. The contemporary kitchen was newly fitted just two years ago and includes quality built-in appliances. From here, there is direct access to a private rear courtyard. To the front, the home also benefits from its own landscaped, low-maintenance garden, offering outdoor space. Completing the ground floor is a modern shower room and excellent built-in storage. Upstairs, there are three well-proportioned bedrooms, all enjoying high ceilings that enhance the sense of light and space. Bedroom two includes fitted wardrobes, and the stylish family bathroom is finished to a modern standard. Externally, the property offers an allocated parking space directly to the front, and further benefits include double glazing, gas central heating and a secure gated setting.



-Accommodation Overview-

Open Plan Kitchen / Lounge:

29' 6" x 18' 9" (8.99m x 5.71m)

Open plan layout with stairs to first floor and under stairs storage cupboard, double glazed window, bi-folding doors to front garden, door to rear courtyard.

Downstairs Shower Room:

Shower with wall mounted shower unit, vanity wash hand basin, extractor canopy, WC, obscure double glazed window.

Kitchen:

Fitted wall and base units with work surface over, breakfast bar, one and half bowl sink unit with mixer tap over, gas hob with oven beneath and extractor canopy over, space for washing machine, space for fridge freezer, integrated dishwasher, double glazed window to rear aspect with built in shutters, door leading to rear.

-First Floor Landing-

Large landing area - window to rear aspect, door to bedrooms and bathroom, large storage cupboard, loft access.

Bedroom One:

16' 4" x 9' 10" (4.98m x 3.00m)

Window to front aspect, vaulted ceilings, radiator.

Bedroom Two:

12' 7" x 8' 6" including wardrobes (3.84m x 2.59m including wardrobes)

Windows to front aspect, integrated wardrobes, vaulted ceilings, radiator.

Bedroom Three:

9' 10" x 6' 9" (3.00m x 2.06m)

Window to rear aspect, vaulted ceilings, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath, pedestal wash hand basin, wall mounted mirror cabinet, low level WC, heated towel rail, vaulted ceilings, roof window, extractor fan.

-Exterior-

Front Garden:

Astro turf.

Rear Garden:

Low maintenance rear garden with patio and lawn, storage shed.

Parking:

Secure allocated parking via gated access, potential for more parking (Please ask agent for more details) There is also a EV charging point.

Agent Notes:

£60 Per annum for gate and road maintenance. please ask agent for more details on this.



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Welcome to

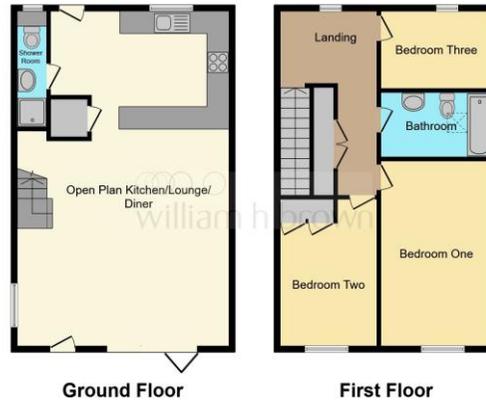
Arbon Court St. Andrew Street, Hertford

- Three Bedroom Semi-Detached Family Home
- Gated Development
- Allocated Parking & EV Charging Point
- Open Plan Lounge / Dining Room
- Ideal Location For Hertford North Train Station & Town Centre

Tenure: Freehold

EPC Rating: D

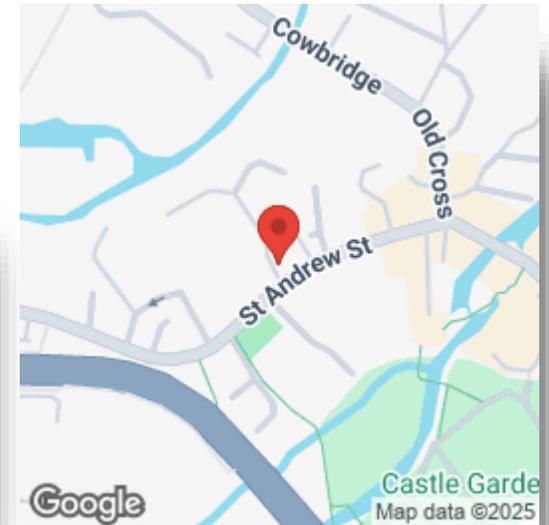
Council Tax Band: D



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.focalagent.com

Offers In Excess Of

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

HFD108065 - 0002

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