



**Glovers Close, HERTFORD, SG13 8DT**

## Welcome to Glovers Close, HERTFORD

This well-presented, bright, and spacious four double bedroom terraced family home has been recently remodelled to create generous and versatile living accommodation throughout. Ideally situated within an ideal location for Hertford town centre and Hertford North and East railway stations. The larger-than-average ground floor offers a superb open-plan living and dining area, ideal for both family life and entertaining. This flows seamlessly into a high-specification kitchen, fitted just one year ago, complete with a range of integrated appliances and recently installed combi boiler. Further enhancing the accommodation is a recently converted, bright and spacious south-facing garage conversion, currently used as an additional reception room but equally suitable as a home office, games room, or playroom. Completing the ground floor is a well-proportioned entrance hallway with useful storage cupboards and a downstairs cloakroom. To the first floor are four well-sized double bedrooms, with the principal bedroom benefiting from Sharps fitted wardrobes, along with a contemporary family bathroom. Additional benefits include off-street parking to the front for two vehicles and a private, secluded rear garden with rear access and the comfort of full double glazing and gas central heating throughout. The property also falls within the catchment area for excellent local schooling, making it an ideal family home.



## -Accommodation Overview-

### Entrance Hall:

Tiled flooring, storage cupboard, radiator, door to downstairs cloakroom.

### Downstairs Cloakroom:

Obscured double glazed window to front aspect, wash hand basin, WC, tiled floor and partly tiled walls, chrome heated towel rail.

### Open Plan Dining / Lounge:

19' 4" x 17' 5" (5.89m x 5.31m)

Double glazed patio doors leading to rear garden, stairs to first floor, laminate flooring throughout, door to kitchen, two radiators, spot lighting.

### Kitchen:

11' 4" x 7' 1" (3.45m x 2.16m)

Fitted wall and base units with work surface over, sink unit with mixer tap over, electric induction hob with oven beneath and extractor canopy, integrated appliances, double glazed window, and double-glazed door leading to rear garden.

### Reception Room:

15' 2" max x 7' 3" max (4.62m max x 2.21m max)

Garage conversion - Double glazed window to front and side aspect, radiator.

### -First Floor Landing-

Loft hatch - ladder access to fully boarded loft, storage cupboard, door leading to all rooms.

### Bedroom One:

10' x 10' max (3.05m x 3.05m max)

Double glazed window to rear aspect, laminate flooring, fitted wardrobes, radiator.

### Bedroom Two:

12' 9" max x 9' 5" max (3.89m max x 2.87m max)

Double glazed window to front aspect, laminate flooring, radiator.

### Bedroom Three:

12' 6" max x 7' 5" max (3.81m max x 2.26m max)

Double glazed window to front aspect, laminate flooring, radiator.

### Bedroom Four:

10' 1" max x 7' 1" max (3.07m max x 2.16m max)

Double glazed window to rear aspect, laminate flooring, radiator.

### Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, chrome heated towel rail, tiled walls and flooring.

### -Exterior-

### Rear Garden:

A low maintenance rear garden with patio area leading to lawn and further patio, storage shed, plants and borders, rear access, fence boundary walls, outside tap and electric sockets.

### Driveway:

Off street parking for two cars to front of the property. Outside tap.

### Agent Note:

Please note there is a management charge of £308 per annum. Please ask the agent on what this covers.

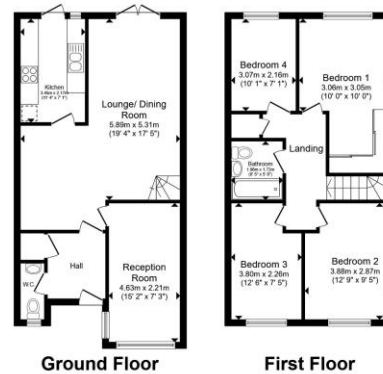


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## Welcome to Glovers Close, HERTFORD

- Four Double Bedroom Mid-Terrace Family Home
- Downstairs Cloakroom & Upstairs Family Bathroom
- Modern Fitted Kitchen With Integrated Appliances
- Converted Garage Into Reception Room
- Low Maintenance Rear Garden With Rear Access
- Located Within School Catchment Area
- Off-Street Parking To Front Of Property For Two Cars

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



Total floor area 106.8 m<sup>2</sup> (1,150 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



Offers Over  
**£525,000**



Please note the marker reflects the postcode not the actual property

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