# 18, Mangrove Road, Hertford

SG13 8AJ

Guide Price £1,250,000

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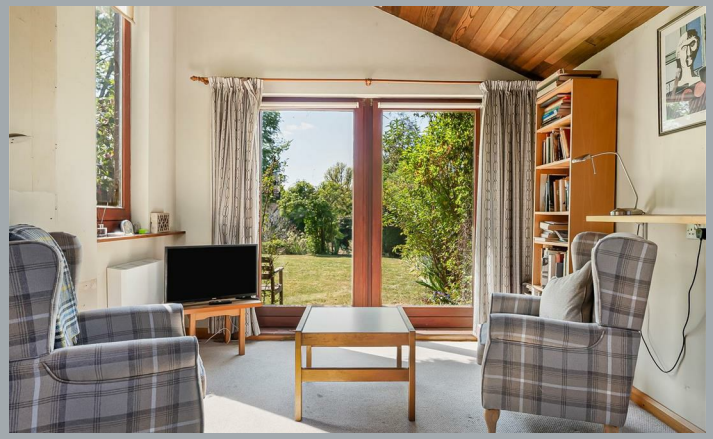

# 18 Mangrove Road, Hertford, Herts, SG13 8AJ

An extremely rare opportunity to purchase this 5 bedroom detached family home located only a 'stone's throw' from Simon Balle school on Hertford's premier southside. Whilst the property offers excellent scope for a remodel, the current accommodation comprises of 3 large reception rooms, a kitchen/breakfast room with separate utility room and a downstairs shower room on the ground floor. On the first floor, there are 5 bedrooms, a family bathroom and en-suite to the main bedroom. Externally, the property is approached by a driveway providing ample parking and a large single garage. The rear garden is a particular feature of the house offering a high degree of privacy and a sunny westerly aspect, measuring approximately 130ft x 60ft. Chain Free - Viewing by appointment only.

The property is located in an enviable position only a short distance from Hertford's favoured schooling and Hertford town centre, nestled amongst Hertford's sought after southside. The highly acclaimed Simon Balle School sits almost across from the house, whilst Hertford town which provides a wide variety of shops and restaurants, along with Hertford East train station is approximately 600m away.

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**Approximate Gross Internal Area 2153 sq ft - 200 sq m**
**(Excluding Garage)**
Ground Floor Area 1226 sq ft – 114 sq m
First Floor Area 927 sq ft – 86 sq m
Garage Area 168 sq ft – 16 sq m

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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