



Willowmead, HERTFORD, SG14 2AT

Welcome to Willowmead, HERTFORD

****A Rarely Available, Bright & Spacious One-Bedroom Ground Floor Maisonette with Exceptional Private Garden**** This beautifully presented and generously proportioned one double bedroom ground floor maisonette offers an outstanding opportunity for buyers seeking space, privacy and convenience. Boasting a larger-than-average, secluded rear garden, this home provides a peaceful retreat while remaining close to local amenities. The accommodation features a welcoming front reception room, a modern fitted kitchen and direct access to the private garden, an attractive shower room, and a well-sized double bedroom positioned to the rear with fitted wardrobes and tranquil views of the garden. Additional benefits include: Long lease of over 950 years, Allocated parking to the rear, double glazing and electric heating and ample internal and external storage cupboards. Ideally located just a short walk from Hertford Town, Hertford North railway station, and the much-loved Panshanger Park, this property offers both convenience and a desirable lifestyle setting.



-Accommodation Overview-

Entrance Porch:

Outside storage cupboard, door leading into lounge.

Lounge:

11' 9" extending to 16' 9" x 11' 9" (3.58m extending to 5.11m x 3.58m)

Double glazed window to front aspect, electric heater, carpet.

Kitchen:

13' 2" x 5' 7" (4.01m x 1.70m)

Range of wall and base units with work surface over, stainless steel sink unit with mixer tap over, electric hob with oven beneath and extractor canopy over, space for washing machine, space for fridge, double glazed door leading to rear garden.

Bedroom One:

12' 11" x 9' 6" (3.94m x 2.90m)

Double glazed window to rear aspect, fitted wardrobes, carpet, electric heater.

Shower Room:

Corner shower fully tiled with shower unit, wash hand basin, WC, chrome heated towel rail.

Hallway:

Double glazed window to side aspect, storage cupboard, door to shower room and bedroom, carpet, electric heater.

-Exterior-

Rear Garden:

A secluded rear garden, privately owned with lawn and patio areas, side access, shed to rear.

Parking:

One allocated parking space to the rear of the property.

Agent Note:

Please note there is private right of way – the neighbour can gain access to the garden (with notice) so they can gain access to clean their windows.



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- Share Of Freehold
- 900 + Lease & Peppercorn Ground Rent
- Own Private Secluded Garden & Outside Storage Cupboard
- Allocated Parking
- Shower Room

Tenure: Share Of Freehold

EPC Rating: D

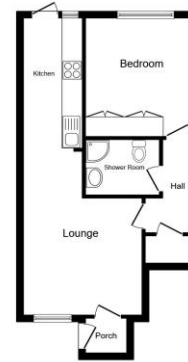
Council Tax Band: C

Service Charge: n/a

Ground Rent: peppercorn

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 1979.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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

**william
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Guide Price

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108072 - 0002

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