



Willowmead, HERTFORD, SG14 2AT

 william
h brown

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.



check out more properties at williamhbrown.co.uk

Welcome to Willowmead, HERTFORD

- 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

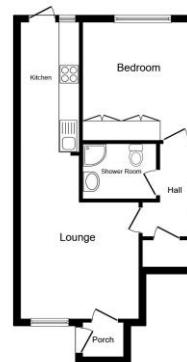
Ground Rent: peppercorn

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.

Guide Price

£295,000



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.propertybook.io



check out more properties at williamhbrown.co.uk



Property Ref:

HFD108072 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk