



Glovers Close, Hertford, SG13 8DT



**william
h brown**

Welcome to Glovers Close, Hertford

Recently remodelled and refurbished throughout, this bright, spacious and larger than average three-bedroom terraced family home is ideally situated in a quiet and highly sought-after cul-de-sac, just a short walk from Hertford town centre and excellent school catchments. Beautifully presented throughout, the accommodation offers a superb open-plan layout comprising a generous lounge and contemporary kitchen/diner, featuring a brand-new fitted kitchen with integrated appliances and direct access into the rear conservatory, creating an ideal space for both family living and entertaining. The ground floor also benefits from a newly fitted cloakroom and an integrated garage offering excellent storage or potential for conversion, subject to the usual planning consents. To the first floor are three well-proportioned double bedrooms, all newly decorated, with fitted wardrobes to the principal bedroom, together with a stylish newly fitted family bathroom. Externally, the property provides off-street parking to the front for two vehicles and a private, secluded rear garden. Further benefits include full double glazing and gas central heating throughout.



-Accommodation Overview-

Entrance Hall

Downstairs Cloakroom

Lounge

15' 9" x 11' 1" (4.80m x 3.38m)

Kitchen / Diner

15' 9" x 11' (4.80m x 3.35m)

Conservatory

13' 1" max x 10' 8" max (3.99m max x 3.25m max)

-First Floor Landing-

Bedroom One

15' 10" x 10' 2" into wardrobes (4.83m x 3.10m into wardrobes)

Bedroom Two

14' 3" max x 7' max (4.34m max x 2.13m max)

Bedroom Three

11' 2" x 8' 6" (3.40m x 2.59m)

Bathroom

-Exterior-

Rear Garden

Driveway

Agent Note:

There is a management charge of £300 a year. This covers the maintenance of the road. Please ask agent for more details on this.



view this property online williamhbrown.co.uk/Property/HFD108277

Welcome to Glovers Close, Hertford

- Recently Remodelled Three Bedroom Terraced Family Home
- Brand New Modern Fitted Kitchen & Family Bathroom
- Conservatory With Direct Access To Rear Garden
- Low Maintenance Private & Secluded Rear Garden
- Driveway To Front For Two Vehicles & Integrated Garage
- Favoured SG13 Postcode
- Ideal Location For Hertford Town, Hertford East & North Train Stations

Tenure: Freehold
EPC Rating: D
Council Tax Band: D

Guide price

£500,000



Total floor area 107.5 m² (1,157 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



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/HFD108277



Property Ref:
HFD108277 - 0001

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 586501



Hertford@williambrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire, SG14 1ER



williambrown.co.uk