



**Willowmead, Hertford, SG14 2AU**



## **Welcome to Willowmead, Hertford**

Being offered with NO UPWARD CHAIN, is this bright and spacious, larger-than-average two double bedroom end-of-terrace home, ideally positioned in a quiet no-through road just a short walk from Hertford North railway station, Hertford town centre, and the beautiful Panshanger Park. Being offered with NO UPWARD CHAIN is this well-presented property offering generous living accommodation, featuring a large open-plan living/dining room that provides the perfect space for both relaxing and entertaining. To the rear, a modern kitchen is fitted with built-in appliances and offers direct access to a private, secluded garden-ideal for outdoor dining and leisure. Upstairs, the first floor comprises two well-proportioned double bedrooms, with the main bedroom benefiting from fitted wardrobes. A contemporary family bathroom completes the first floor. Externally, the property enjoys a small side garden area, along with the added benefit of a garage en bloc. The home is fully double glazed and benefits from electric heating throughout.



## -Accommodation Overview-

Front door leading to:

### Entrance Lobby

Door to:

### Living/Dining Room

18' 10" x 12' 4" ( 5.74m x 3.76m )

Double glazed window to side aspect. Wood flooring. Wall mounted electric heater. Stairs leading to first floor landing. door to:

### Kitchen

12' 5" x 8' 2" ( 3.78m x 2.49m )

Fitted with a range of wall and base units with cupboards and drawers under. Ample work surfaces. Stainless steel sink unit with mixer tap. Fitted electric hob with electric oven under and extractor hood above. Double glazed window overlooking the rear garden and door leading to the rear garden.

### Bedroom 1

12' 4" x 10' 5" ( 3.76m x 3.17m )

Double glazed window. Fitted wardrobes. Wall mounted electric heater.

### Bedroom 2

12' 4" x 8' 2" ( 3.76m x 2.49m )

Double glazed window to side aspect. Airing cupboard housing hot water cylinder. Wall mounted electric heater.

### First Floor Bathroom

Three-piece suite comprising of a panel enclosed bath with electric shower above. Pedestal wash hand basin. Low level flush WC. Obscure double-glazed window.

### Exterior

### Side Garden

### Rear Garden

Being mainly laid to lawn. Timber summer house. Gated side access. fenced boundaries.

### Garage En-Bloc

With up and over door.

### Side Garden

Being laid to lawn.

### Agent Note:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details. Please note, there is a gas supply to the property, it would need a gas meter fitted. Please ask agent for more details.

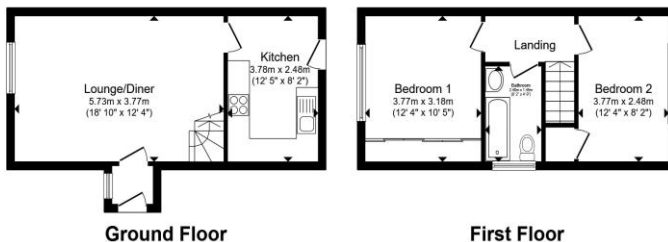


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# Welcome to Willowmead, Hertford

- NO UPWARD CHAIN
- TWO BEDROOM END OF TERRACE HOME
- SPACIOUS LIVING/DINING ROOM
- KITCHEN & BATHROOM
- DOUBLE GLAZED WINDOWS

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



Total floor area 64.1 m<sup>2</sup> (690 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](http://www.propertybox.io)



Guide Price  
**£350,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
HFD108156 - 0003

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