



SIMPLY HOMES

Mandeville Road

Hertford SG13 8JQ



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A rarely available 4-double bedroom detached family home situated on the desirable south side of Hertford on the ever popular Mandeville Road. The home provides flexible accommodation across two floors and is conveniently located a stone's throw from Hertford Town Centre and Hertford North train line.

Enter via the covered entrance porch into the reception hall with cloakroom/WC, leading to the sizeable front aspect study. From the dining room, leads on to the extended living room consisting of various storage, and an abundance of light via the skylight and French doors. At the rear of the property is the kitchen, featuring a range of fitted units and appliances, kitchen island and bi-fold doors to the garden. The kitchen is served by a separate utility room and additionally the converted garage that can serve as an additional reception room or bedroom.

To the first floor landing, where there are four double bedrooms, with the principle bedroom benefitting from an en-suite bathroom and fitted wardrobes. The first floor also features a 3-piece family bathroom and additional fitted storage in the second and third bedrooms.

The exterior of the property consists of a large driveway with scope to extend further and access to the integral garage/workshop. The large rear, well tendered, private garden is mostly laid to lawn and has been nicely landscaped with mature shrubs, large initial patio area and raised rear decking. The garden features superb unobstructed views of the Hertfordshire countryside.

The property is a short walking distance to both Hertford North/East lines, Hertford Town and Catchment for Abel Smith Primary (Ofsted Outstanding), Simon Balle Straight through School, Richard Hale boys secondary, Presdales girls secondary & Morgans Primary. Mandeville road also benefits from its own hourly bus service to Hertford Town Centre.





**- Ground Floor -**

**Entrance Porch**

**Hallway**

**Cloakroom/WC**

**Study**

**Bedroom Five/Reception Room**

**Lounge**

**Kitchen**

**Utility Room**

**- First Floor -**

**Landing**

**Bedroom One**

**En-suite**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Family Bathroom**

**- Exterior -**

**Driveway**

**Workshop**

**Front Garden**

**Rear Garden**

16'4" x 10'2" (5.00m x 3.12m)

13'5" x 8'7" (4.11m x 2.64m)

19'4" x 13'11" (5.90m x 4.26m)

21'9" x 19'3" (6.63m x 5.88m)

11'9" x 5'7" (3.60m x 1.72m)

15'10" x 10'6" (4.84m x 3.21m)

17'4" x 13'9" (5.30m x 4.21m)

12'7" x 9'4" (3.85m x 2.86m)

9'4" x 8'3" (2.87m x 2.53m)

8'7" x 4'5" (2.64m x 1.35m)

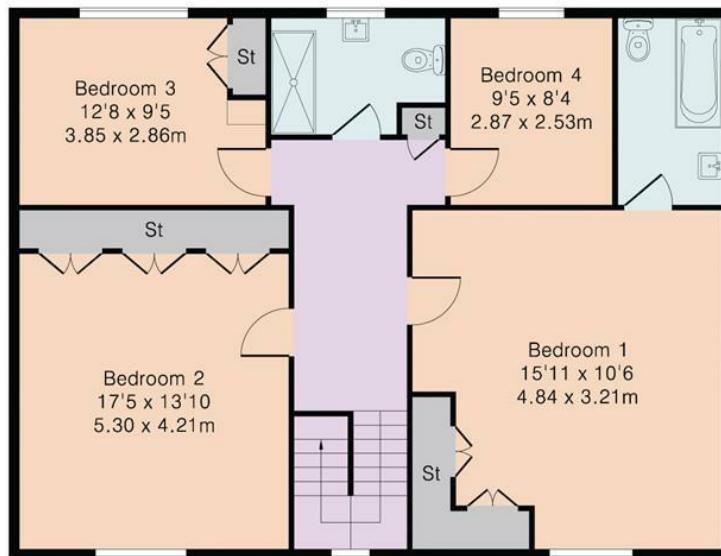
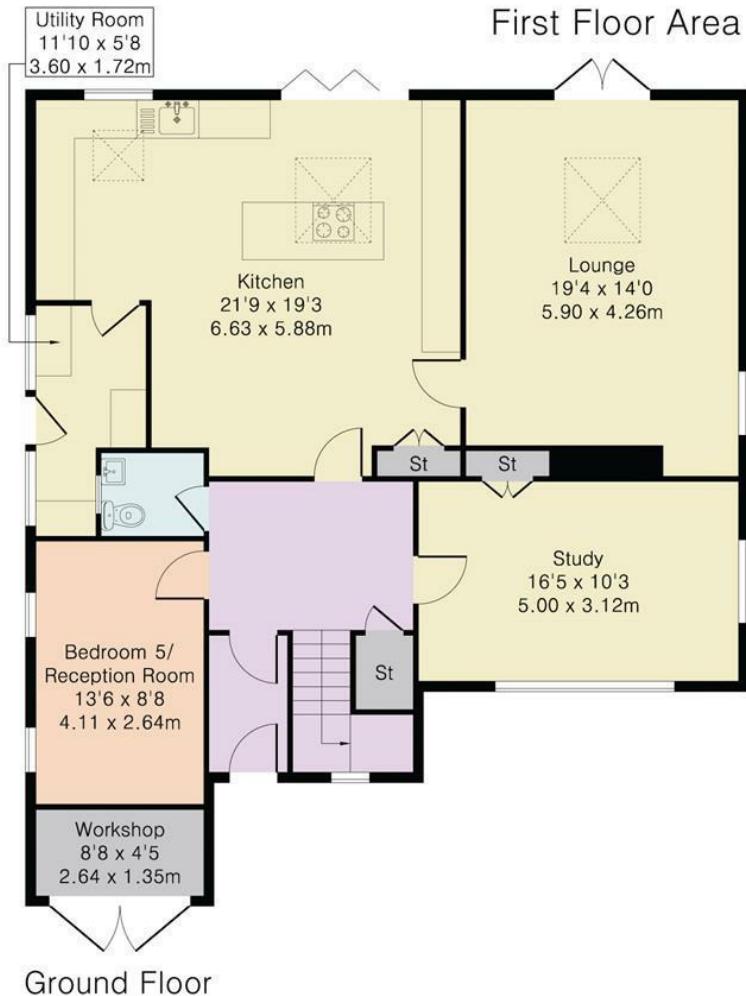




**Approximate Gross Internal Area 2197 sq ft - 204 sq m**

Ground Floor Area 1217 sq ft – 113 sq m

First Floor Area 980 sq ft – 91 sq m











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