



12, Wentworth Road, Hertford
SG13 8JP
£865,000



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12 Wentworth Road, Hertford, Herts, SG13 8JP

A rarely available four-bedroom detached chalet bungalow, situated within the highly sought-after Mandeville Estate on Hertford's favoured south side. Offering approximately 1826 sq ft of generously proportioned accommodation arranged over two floors, this impressive home provides flexible living.

The ground floor has a welcoming entrance hallway, providing access to the kitchen and dining room. A superb 24' through lounge and opens directly onto the rear garden. Also on this floor are three further bedrooms, with the principal bedroom is accessed via the lounge and benefits from its own en-suite shower room and dressing room. Upstairs, there are two further well-proportioned bedrooms and a family bathroom. Externally, the property offers off-street parking for several vehicles and an impressive 31' double garage, complete with power and lighting. To the rear is a beautifully landscaped garden featuring a generous lawn, paved areas and attractive shrub borders. Further enhancing the appeal of this substantial family home, the property is offered to the market with the added benefit of no onward chain.

Located within one of Hertford's most highly sought after residential developments on the southside of town, which offers excellent access to the favoured SG13 schooling for primary and secondary. Hertford town centre is approximately 1.5 miles away providing an excellent choice of shops, restaurants and coffee shops. Both Hertford North and Hertford East mainline train stations are roughly equal distances away offers fast and regular services to London.



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**Approximate Gross Internal Area 1557 sq ft - 144 sq m
(Excluding Garage)**

Ground Floor Area 1134 sq ft – 105 sq m

First Floor Area 423 sq ft – 39 sq m

Garage Area 269 sq ft – 25 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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