

shepherds  
A better home  
moving experience



47 Newland Gardens

Hertford, SG13 7WN

Guide Price £600,000



## 47 Newland Gardens

Hertford, SG13 7WN

A well-presented three bedroom mid-terrace family home arranged across three floors, set within a quiet and established development constructed in the early 2000s. The property is conveniently positioned within easy reach of Hertford town centre and Hertford East railway station.

The accommodation includes two bedrooms with en-suite facilities, a further ground floor shower room, a useful utility room, and a first-floor kitchen/dining room fitted with integrated appliances. The separate lounge is also located on the first floor and features a west-facing Juliet balcony, enjoying attractive views and evening light.

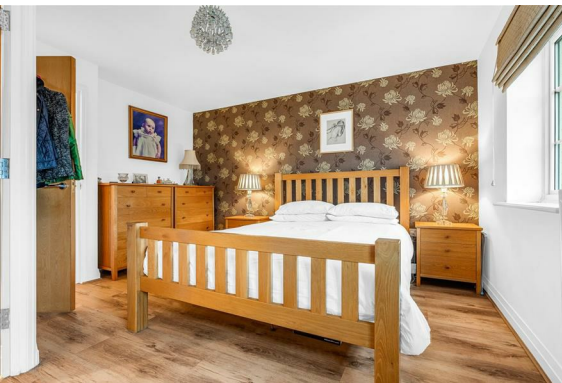
Outside, the property benefits from a low-maintenance rear garden with an easterly aspect, off-street parking, and a garage currently utilised as a workshop. Residents of the development also enjoy access to visitor parking (permit-based), a private residents' gymnasium, and well-maintained communal areas.

Situated in Hertford, the home is well placed for local shops, schools, parks, and amenities, making it an excellent choice for buyers seeking a balance of modern living and a well-connected location.

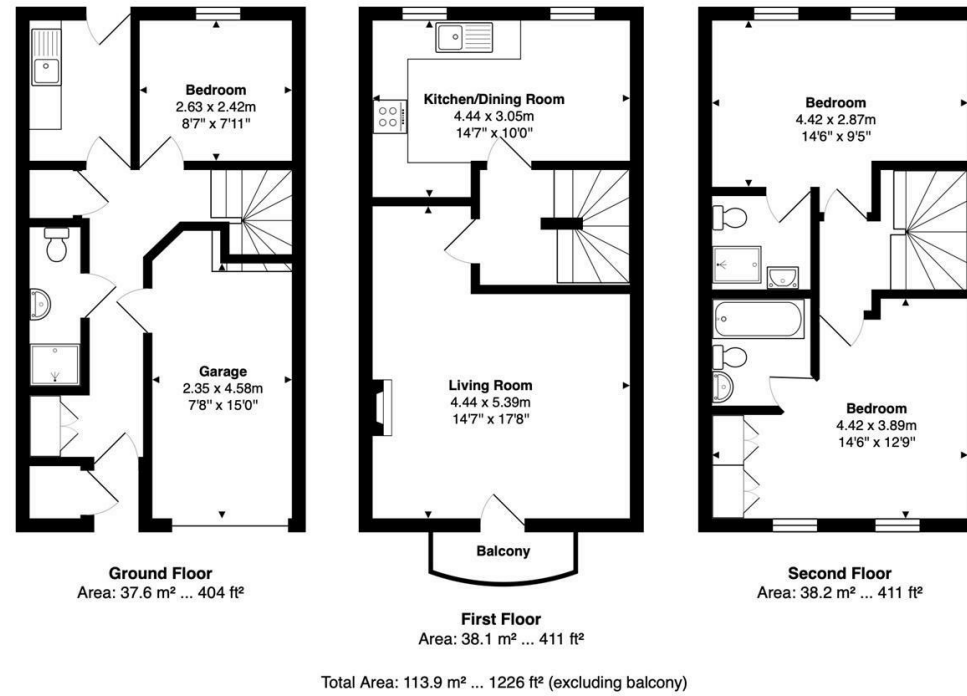




- Well-presented three-bedroom mid-terrace home arranged over three floors
- Located in a quiet, established development built in the early 2000s
- Within easy reach of Hertford town centre and Hertford East railway station
- Two bedrooms with en-suite facilities plus an additional ground floor shower room
- First-floor kitchen/dining room with integrated appliances and separate lounge
- West-facing Juliet balcony offering pleasant views and evening light
- Low-maintenance rear garden, off-street parking, and garage



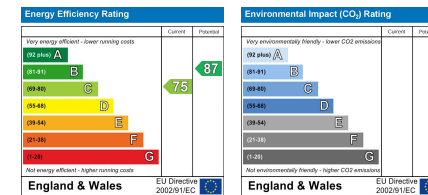
## Floor Plan



## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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.

Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: enquiries@shepherdsfhertford.co.uk