


92, Mangrove Road, Hertford
SG13 8AN
Guide Price £850,000

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# 92 Mangrove Road, Hertford, Herts, SG13 8AN

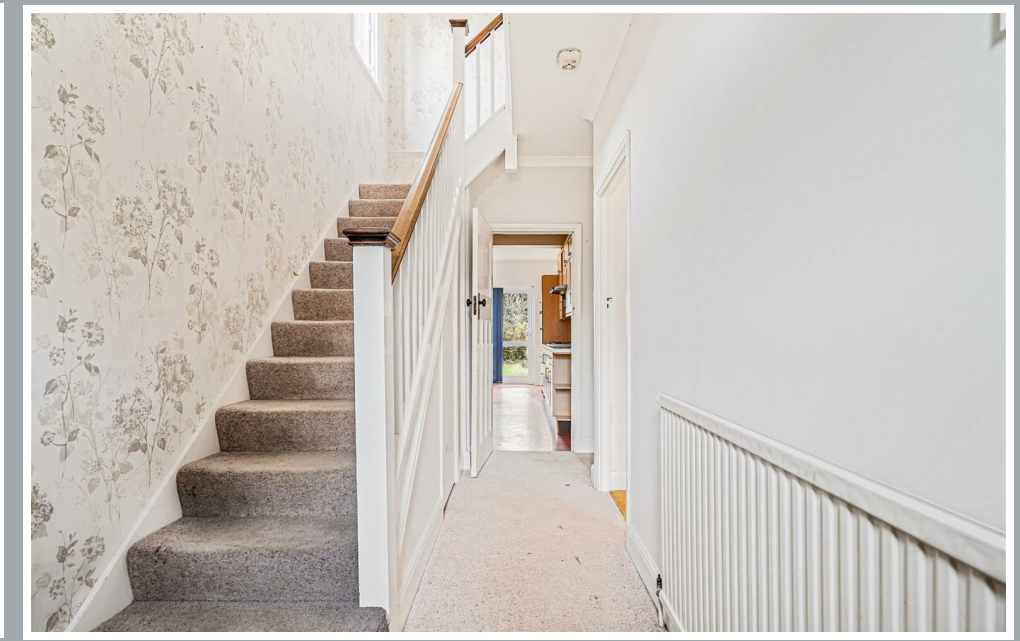
Situated within one of Hertford's most sought-after residential locations, this extended 1930s three-bedroom semi-detached family home is ideally positioned within a short distance of the highly regarded Simon Balle All-through School, Hertford town centre and its excellent range of amenities and transport links. Offering approximately 1,415 sq ft of accommodation, the property has been extended to the rear and provides spacious, versatile living accommodation arranged over two floors. The ground floor comprises a welcoming entrance hallway, a sitting room, a separate dining/living room, useful understairs storage and an 18' kitchen, which provides access to the integral garage and ground floor cloakroom. To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a four-piece suite. Externally, the property benefits from off-street parking, access to the garage and a mature west-facing rear garden. Whilst the property would benefit from modernisation throughout, it presents an exciting opportunity for purchasers to create a wonderful family home tailored to their own tastes and requirements. There is also excellent potential for further extension and improvement, subject to the necessary planning consents. Offered for sale chain free, this is a rare opportunity to acquire a substantial 1930s family home in a highly desirable Hertford location, with considerable scope to create a forever home. Keys are held for accompanied viewings.

Mangrove Road is a well-regarded residential location in Hertford, offering convenient access to the town centre, excellent schooling and a wide range of local amenities. The property is particularly well positioned for families, with the highly regarded Simon Balle All-through School nearby, providing education from primary through to sixth form. A selection of other well-regarded schools is also available within the surrounding area. Hertford town centre offers an excellent mix of independent boutiques, high street shops, cafés, restaurants and traditional pubs, together with supermarkets and leisure facilities. The town also benefits from attractive riverside walks, parks and surrounding countryside. For commuters, Hertford North and Hertford East railway stations provide regular services towards London, while the nearby A10 and A414 offer convenient road connections to surrounding towns and major routes.



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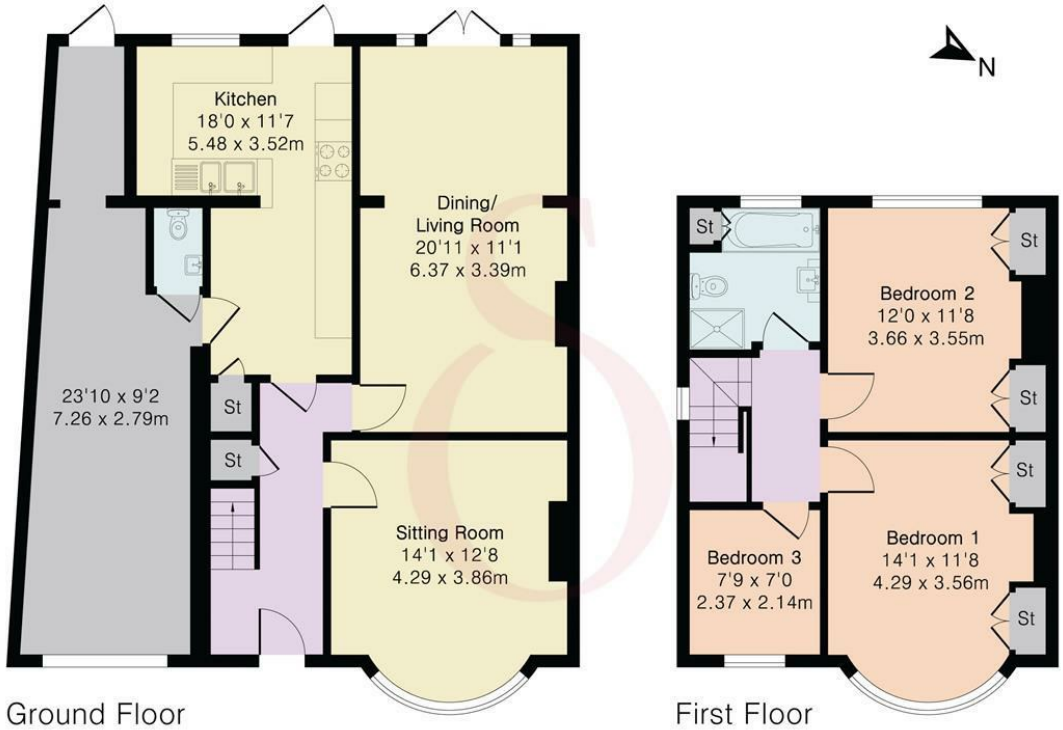


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**Approximate Gross Internal Area 1415 sq ft - 131 sq m**

Ground Floor Area 940 sq ft – 87 sq m

First Floor Area 475 sq ft – 44 sq m




PINKPLAN

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.

Steven Oates

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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