



Tanners Crescent, Hertford, SG13 8DS

Welcome to Tanners Crescent, Hertford

Welcome to this well presented four-bedroom family home, situated within this delightful residential cul-de-sac. The property benefits from large living /dining space, fitted kitchen with rear access to garden and downstairs cloakroom completes the ground floor. Upstairs, the property boasts four bedrooms with bedroom one having fitted wardrobes for ample storage. A family bathroom completes the upper level. Additional benefits include a private driveway to the front with integral garage, not to mention also the rear garden directly backing on to River Lea with beautiful views over fields to the rear. This exceptional property combines a peaceful setting with easy access to town amenities, making it the perfect home for family living.



-Accommodation Overview-

Entrance Hall:

Storage cupboard, radiator, door leading to garage and downstairs cloakroom.

Downstairs Cloakroom:

Wash hand basin with storage cupboard beneath, WC, obscure double-glazed window to front aspect, radiator.

Lounge/ Dining Room:

19' 5" x 17' 1" (5.92m x 5.21m)

Stairs leading to first floor, double glazed French doors leading to rear garden, door leading to kitchen, radiator.

Kitchen:

11' 6" x 7' 3" (3.51m x 2.21m)

Fitted wall and floor units with work surface over, one and half bowl stainless steel sink unit with mixer tap over, gas hob with extractor canopy over, eye-level oven and grill, space for fridge freezer, space for dishwasher, double glazed window and door leading to rear garden.

-First Floor Landing-

Loft access, storage cupboard, door to all rooms and bathroom.

Bedroom One:

13' 1" x 10' (3.99m x 3.05m)

Double glazed window to rear aspect, carpet, built in fitted wardrobes, radiator.

Bedroom Two:

12' 6" x 8' 2" (3.81m x 2.49m)

Double glazed window front aspect, carpet, radiator.

Bedroom Three:

12' 6" x 7' 7" (3.81m x 2.31m)

Double glazed window to front aspect, carpet, radiator.

Bedroom Four:

10' 3" x 7' 3" (3.12m x 2.21m)

Double glazed window to rear aspect, carpet, radiator.

Bathroom:

Three-piece suite comprising of bath with wall mounted shower and additional handheld shower attachment over, pedestal wash hand basin, WC, fully tiled walls.

-Exterior-

Rear Garden:

Low maintenance rear garden fully paved, fence boundary walls, trees, borders, and plants, timber- built storage shed, rear access to fields and picturesque riverside.

Driveway:

Off street parking to front for two cars.

Integral Garage:

Access through hallway. Up and over door.

Agent Notes:

Hornsmill annual service charge for 2026 is £308. (Covers maintenance of communal areas, river up-keep, and any repairs that need doing on the estate)



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Welcome to Tanners Crescent, Hertford

- A Well Presented Four Bedroom Terraced Family Home
- Peaceful Location
- Easy Access To A10 / A1 & A414
- Moments' Walk To Beautiful Hertford Country Walks
- Off Street Parking To Front For Two Cars & Integral Garage
- Easy Walking Distance To Hertford Town Centre & Amenities
- Sought After SG13 Catchment Area

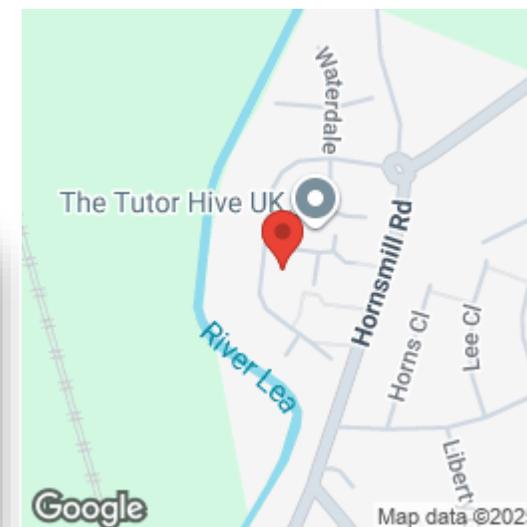
Tenure: Freehold
EPC Rating: C
Council Tax Band: E

Offers In Excess Of
£525,000



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

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Property Ref:
HFD108084 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william
h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk