



11, Mangrove Drive, Hertford
SG13 8AW

Price Guide £1,150,000



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11 Mangrove Drive, Hertford, Hertfordshire, SG13 8AW

A truly rare opportunity to acquire this handsome 1920s family home, situated towards the end of a highly sought-after private road in the heart of Hertford's favoured south side. The property, which exudes the character and quality of its era, offers four bedrooms, two elegant reception rooms, a kitchen with walk-in pantry, and a separate utility room/study. Externally, the home benefits from driveway parking and a large, detached tandem-length garage, providing both practicality and further potential. There are exceptional south facing gardens with a patio, mature flower beds and shrubs, and a fruit and vegetable plot with the overall plot measuring 0.23 acre. There is an independently owned annex to one side which is not included in the sale.

The property is just a short distance from the town centre and some of the area's most favoured schools. In particular, the highly acclaimed Simon Balle All-Through School is located approximately 500 metres away, while Hertford town centre with its wide range of shops, restaurants, and amenities is also within easy reach. Hertford East train station, which is less than a mile away, offers convenient commuter links.



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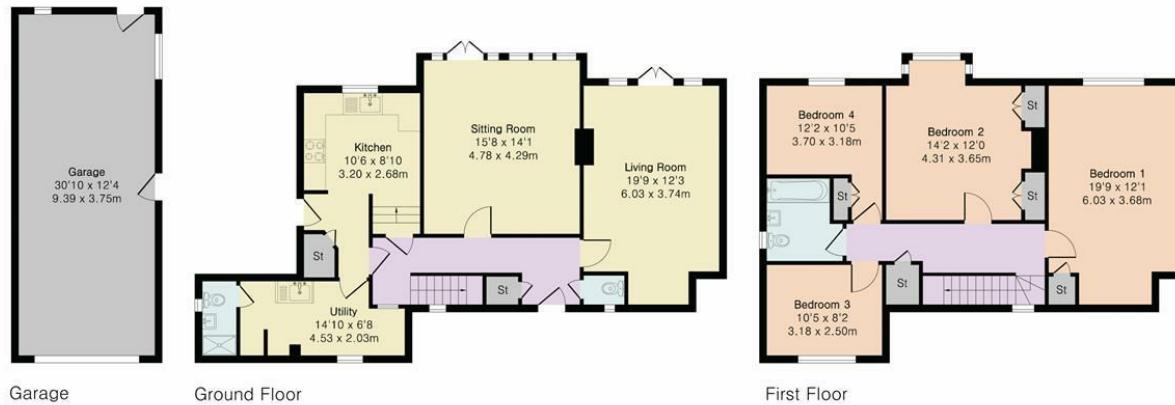
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**Approximate Gross Internal Area 1655 sq ft - 154 sq m
(Excluding Garage)**

Ground Floor Area 862 sq ft - 80 sq m

First Floor Area 793 sq ft - 74 sq m

Garage Area 379 sq ft - 35 sq m



PINK PLAN

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.



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