



**Cromwell Road, Hertford, SG13 7DP**



## Welcome to Cromwell Road, Hertford

**\*\*A Rarely Available, Well-Presented Extended Three-Bedroom Semi-Detached Family Home\*\*** This spacious and beautifully maintained home, arranged over three floors, offers an ideal blend of character, comfort and modern living. The ground floor features a bright front reception room and a generous rear dining room that opens seamlessly into an extended kitchen, complete with direct access to the property's own private and secluded rear garden. The garden further benefits from side access and direct rear access to the allotments, creating a unique and highly desirable outdoor setting. A convenient downstairs cloakroom completes the ground floor accommodation. On the first floor, you will find two well-proportioned double bedrooms along with a larger-than-average contemporary family bathroom. The top floor hosts an impressive master bedroom suite, benefiting from its own en-suite shower room and double-glazed sliding doors that lead onto a private balcony. From here, you can enjoy truly breathtaking, uninterrupted views over the allotments and the Meads. Ideally situated between Hertford and Ware, this home is within walking distance of the Hertford railway line, Hertford town centre, local shops and well-regarded schooling-making it perfect for families and commuters alike. Offered Chain Free.



## -Accommodation Overview-

### Entrance Porch:

Door leading into lounge.

### Lounge:

16' 8" x 12' 5" (5.08m x 3.78m)

Double glazed window to front aspect, feature gas fireplace, stairs to first floor, radiator.

### Dining Room:

12' 6" x 10' 4" (3.81m x 3.15m)

Double glazed window to side aspect, door to cloakroom/utility room, radiator.

### Kitchen:

12' 4" x 7' 3" (3.76m x 2.21m)

Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap over, electric hob with oven beneath, built in freezer, roof light, double glazed window to side & rear aspect, roof light and door leading to rear garden.

### Downstairs Cloakroom:

Wash hand basin, WC, extractor.

### -First Floor Landing-

Double glazed window to side aspect, carpet, stairs to top floor.

### Bedroom Two:

12' 5" x 7' 3" (3.78m x 2.21m)

Two double glazed windows to front aspect, carpet, radiator.

### Bedroom Three:

12' 4" x 7' 1" (3.76m x 2.16m)

Two double glazed windows to rear aspect with great views, carpet, storage cupboard, radiator.

### Bathroom:

Three-piece suite comprising of bath with shower over, pedestal wash hand basin, WC, fully tiled walls and flooring, chrome heated towel rail.

### -Top Floor-

radiator.

### Bedroom One:

20' x 12' 5" (6.10m x 3.78m)

Four Velux windows, double glazed sliding doors to own balcony with amazing views across Hertford countryside, radiator, door leading to shower room.

### Shower Room:

Walk in shower, WC, fully tiled wall and flooring.

### -Exterior-

### Rear Garden:

A mature landscaped rear garden with lawn areas, patio area to rear, rear access to allotments, side access and storage shed.

### Front Garden:

Shingle area, side access.



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## Welcome to

### Cromwell Road, Hertford

- A Well Presented Three Bedroom Semi-Detached Family Home
- Stunning Views Across Hertford Countryside
- Low Maintenance Rear Garden With Access To Allotments
- Chain Free
- Ideally Located For Hertford Town & Transport Links
- Large Family Bathroom & Shower Room

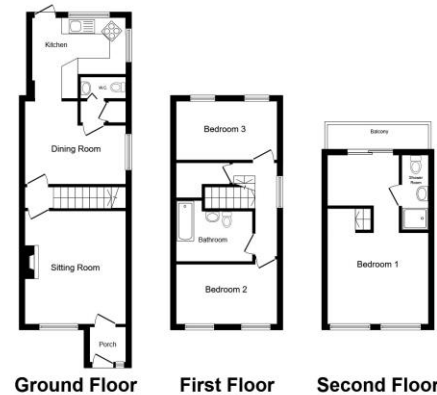
**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** D

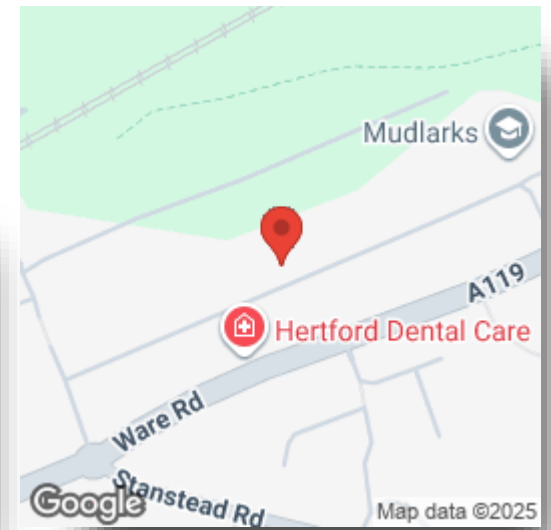
Offers Over

**£575,000**



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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Please note the marker reflects the postcode not the actual property

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