



**Newgate Street Village
Hertford**



**£635,000
Freehold**

Tastefully Decorated Three Bedroom Semi-Detached with Heritage Garage & South-Facing Garden

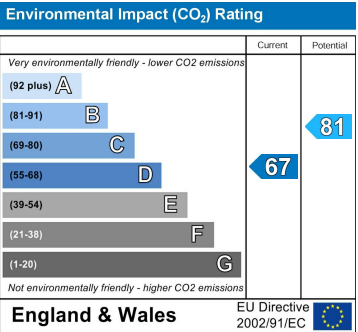
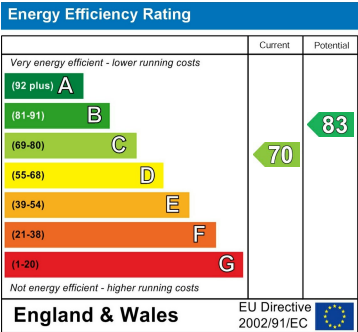
This beautifully presented three-bedroom semi-detached home features a gated driveway, 'Heritage' style garage, fitted shutters throughout, and a delightful south-facing rear garden.

The ground floor offers two reception rooms, including a separate dining room and a living room with an attractive brick fireplace, plus a fitted kitchen with granite worktops, adjoining utility room, and a convenient ground floor WC.

Upstairs, the master bedroom benefits from an en-suite shower room, with a further double bedroom and a third bedroom currently used as a walk-in wardrobe/dressing room, complimented by a family bathroom.

Perfectly positioned in this much sought-after village, the property enjoys views over the playing fields and church. A local junior school is close by, with two championship-style public tennis courts located just across the road. Cuffley Village, train station, and shops are also only a few miles away.

- **Tastefully decorated three-bedroom semi-detached house**
 - **Gated driveway and 'Heritage' style feature garage**
 - **Fitted shutters throughout**
 - **South-facing rear garden**
- **Two reception rooms including separate dining room and living room with attractive brick fireplace**
- **Kitchen with granite worktops and adjoining utility room**
 - **Master bedroom with en-suite shower room**
- **Additional double bedroom and third bedroom currently used as a dressing room/walk-in ward**
 - **Ground floor WC**
- **Family bathroom, village location overlooking the playing fields and church, close to junior school, tennis courts, Cuffley Village, train station, and shops**



Location

Newgate Street Village is a highly sought-after semi-rural location in Hertfordshire, bordering Hertford, Cuffley and Goffs Oak. The area offers a charming blend of traditional pubs, fine dining restaurants, picturesque country walks, and a village hall with playing fields and a children's park. Local amenities include a primary school, a historic church, and two championship tennis courts. The nearest Train Station Cuffley which is 2.6 miles away.

Entrance

Double glazed front door to:-

Reception Hallway:-

Solid oak floor. Stairs to the first floor with storage cupboard beneath. Radiator.

Tiled Downstairs Cloakroom:-

White suite with low flush wc suite. Extractor fan. Solid oak wood floor. Meter cupboard.

Dining Room:-

10'7 x 10'2

Solid oak wood floor. Lead lighted and double glazed window to the front. Fitted shutters. Radiator. Archway to the Hallway and open planned to:-

Kitchen:-

14'8 x 5'9

Ceramic tiled floor. Full height double glazed window to the rear garden. Stainless steel bowl and quarter sink unit with mixer taps and cupboards under. Range of matching white fronted floor and wall storage cupboards with ample granite working surfaces. Wine rack. Radiator. Panelled ceiling with inset lighting. Split level 'AEG' oven and 4 ring ceramic hob with extractor fan and canopy over. Georgian styled door to:-

Utility Room:-

6'4 x 5'9

Ceramic tiled floor. Paneled ceiling with inset lighting. Lead lighted and double glazed windows to the front. Fitted shutters. Boiler cupboard housing a 'Worcester' gas fired boiler. Additional storage cupboards. Part glazed door to the Garage.

Lounge:-

17'6 x 10'7

Solid oak wood floor. Coving to the ceiling. Radiator. Attractive brick fireplace and stone hearth. Double glazed patio doors to the rear garden.

ON THE FIRST FLOOR:-

Landing:-

Timber balustrade. Lead lighted and double glazed windows to the front. Fitted shutters. Coving to the ceiling and inset lighting. Access to loft space. Deep built in storage cupboard.

Bedroom 1:-

13'9 x 7'8 widening to 9'9

Double glazed windows to to the rear garden. Fitted shutters. Radiator. Inset lighting. Fitted cupboards and drawers. Door to:-

En Suite Shower Room:-

Tiled walls. Double size walk in shower. Low flush wc suite. Wash hand basin with mixer tap. Electric shaver point. Chrome towel radiator. Opaque double glazed window to the rear. Fitted shutters.

Bedroom 2:-

10'8 x 9'7

Double glazed windows to the rear garden. Fitted shutters. Inset lighting. Radiator.

Bedroom 3:-

10'7 x 7'9

Currently used as walk in wardrobe with range fitted wardrobes, dressing table and drawers. Lead lighted and double glazed windows to the front. Fitted shutters. Radiator. Inset lighting to ceiling.

Family Bathroom:-

Part tiled walls and white suite comprising enclosed bath with mixer tap and hand held shower attachment. Low flush wc suite. Wash hand basin with mixer tap. Lead lighted and double glazed opaque window to the front. Fitted shutters. Panelled ceiling with inset lighting. Heated towel rail.

OUTSIDE:-

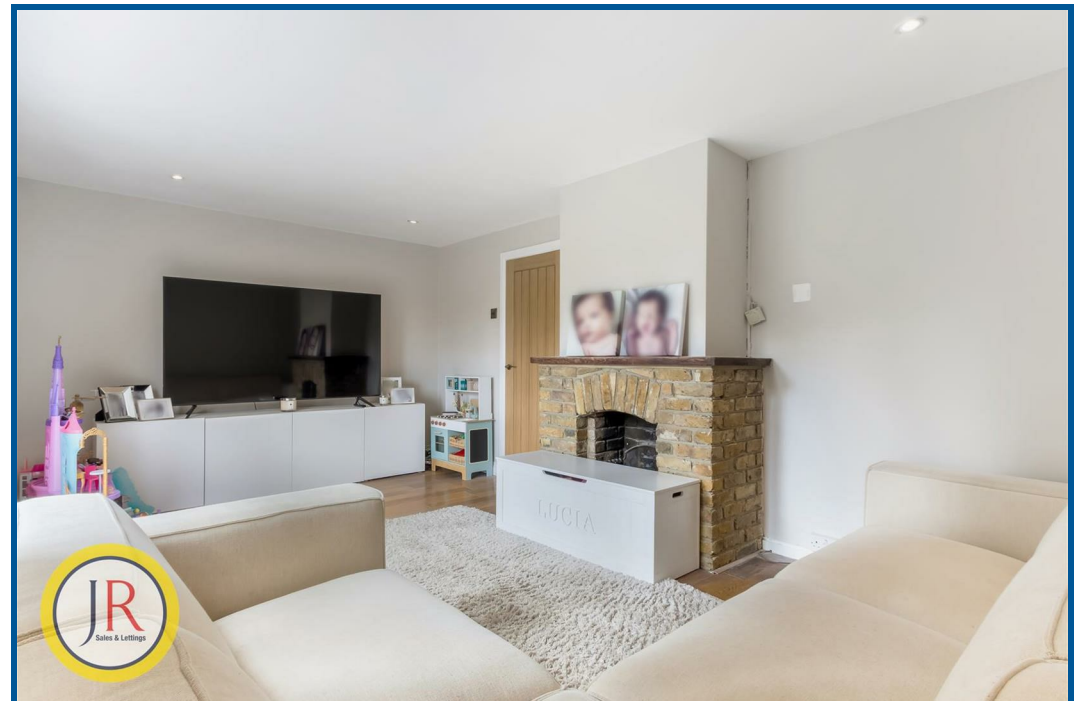
Attached Heritage Garage:-

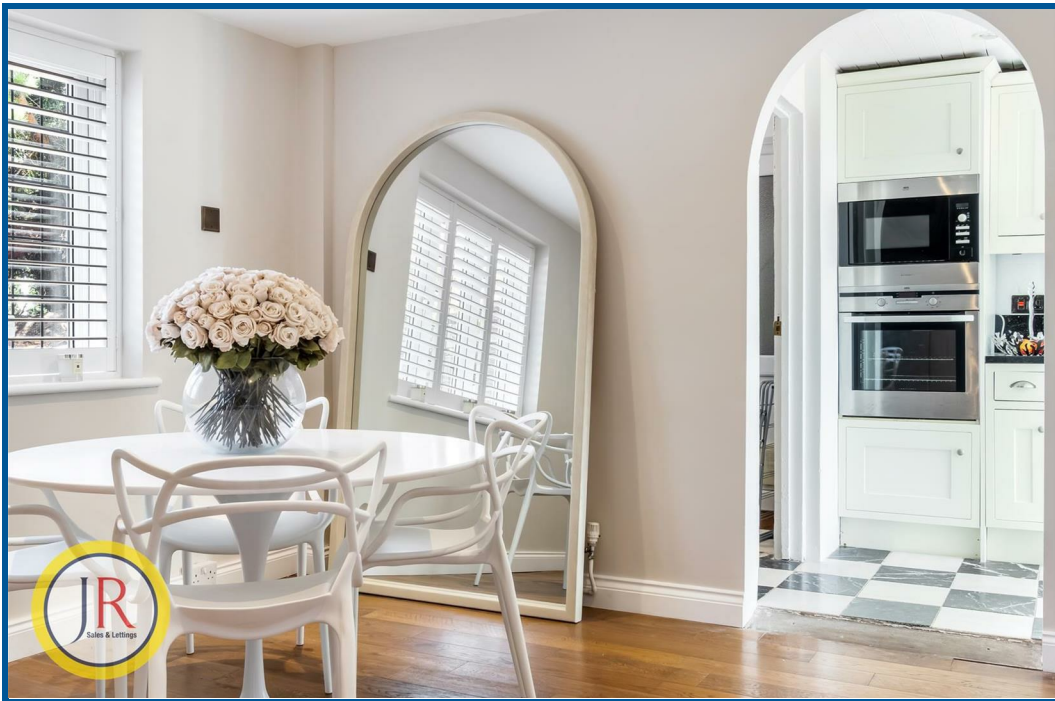
16'5 x 10'8

Stone floor. Double timber doors to own frontal drive with additional parking spaces. Personal door to the Utility Room. Door and window to rear porch with log storage space and outside lighting.

The Gardens:-

South Facing rear garden with stone terrace leading down to lawn. Outside water connection.

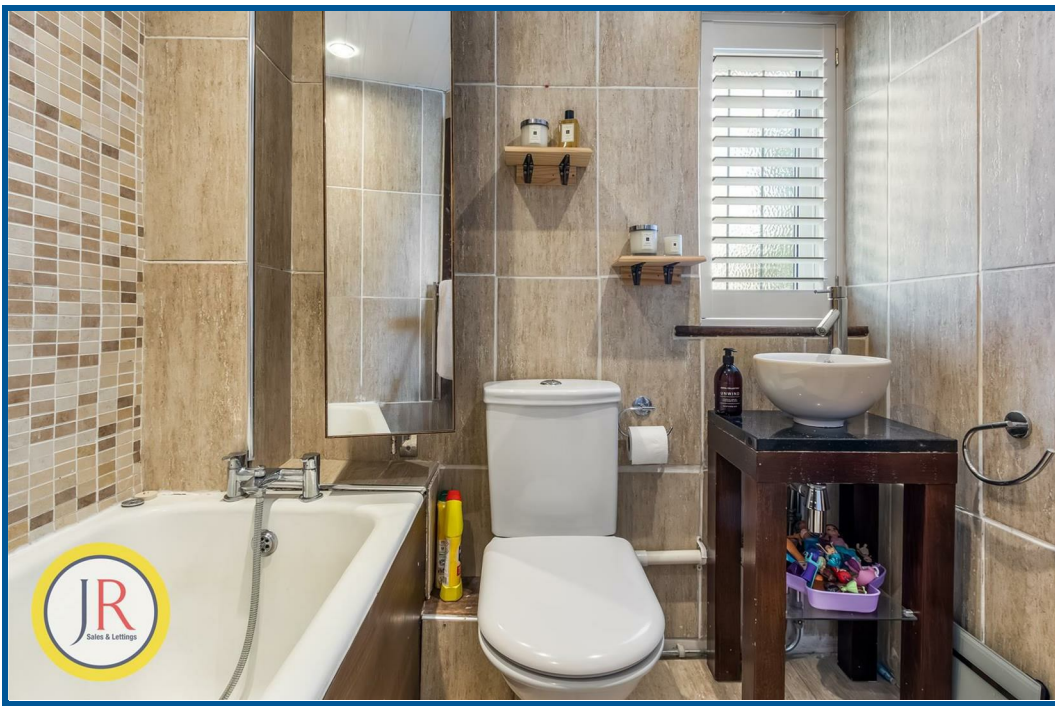


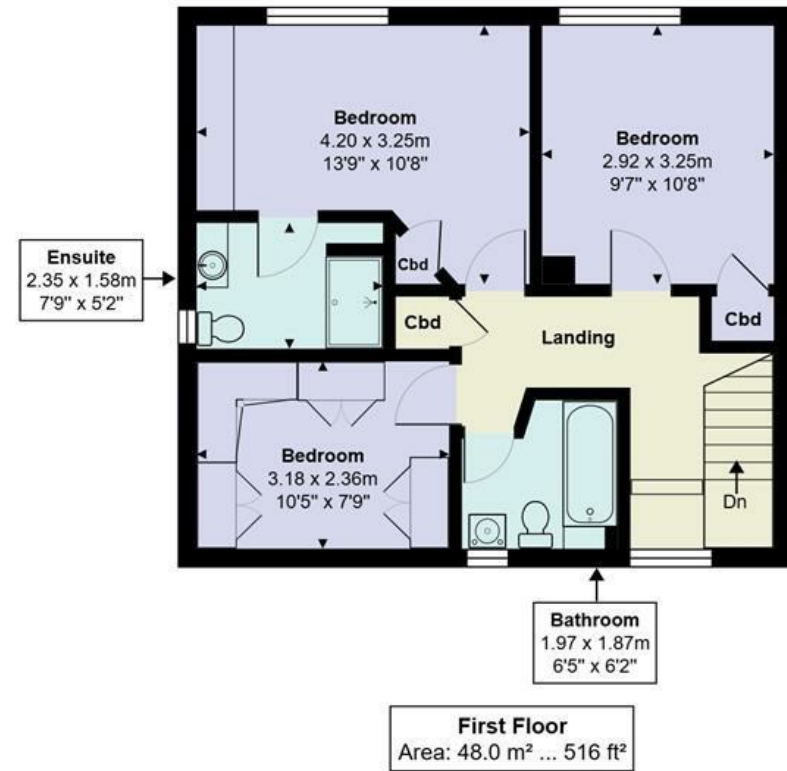
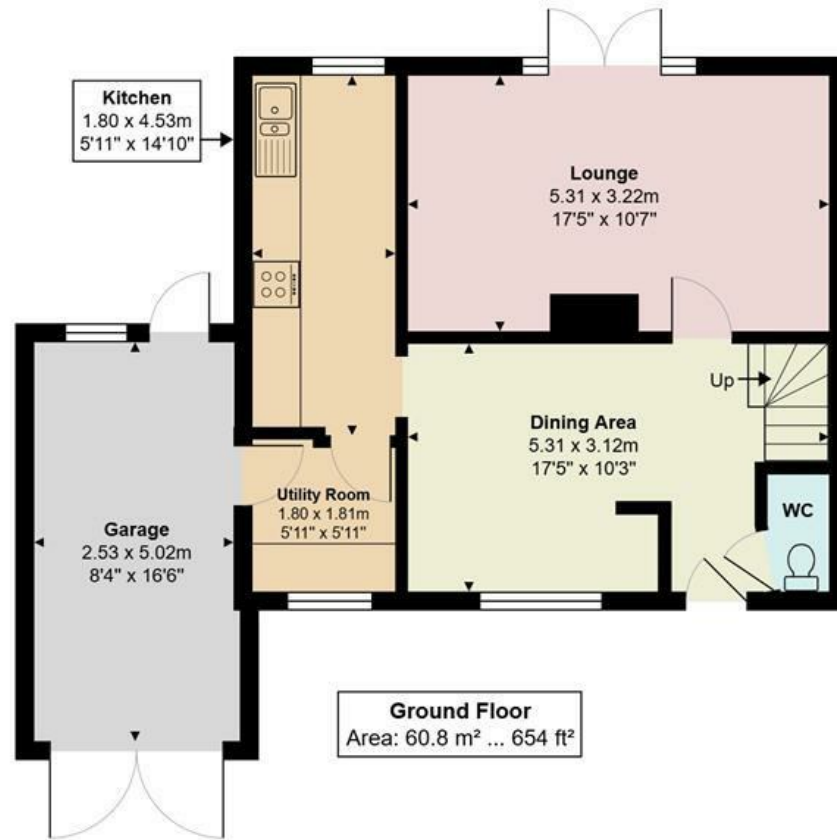












Newgate Street Village, Hertford, SG13 8RB

Total Area: 108.7 m² ... 1170 ft²

All measurements are approximate and for display purposes only