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A better home
moving experience



12 Hollycroft

Hertford, SG14 2DR

Guide Price £325,000



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Situated in the popular Hollycroft area of Hertford, this well-presented two-bedroom ground floor maisonette enjoys direct access onto its own private garden and benefits from its own generous driveway.

Inside, the property offers two double bedrooms – one positioned at the front and the other overlooking the rear garden – along with a bright living space and a well-kept kitchen and bathroom. The home is in good order throughout, allowing buyers to move straight in and enjoy.

A particular highlight is the private garden, which features a versatile garden room – ideal as a home office, studio, or hobby space.

Perfectly placed for convenience, the maisonette is only a short walk from Hertford North Station and the town centre, while the open green spaces of Panshanger Park are just a stone's throw away.

Offering comfort, practicality, and a great location, this property will appeal to first-time buyers, downsizers, and investors alike.



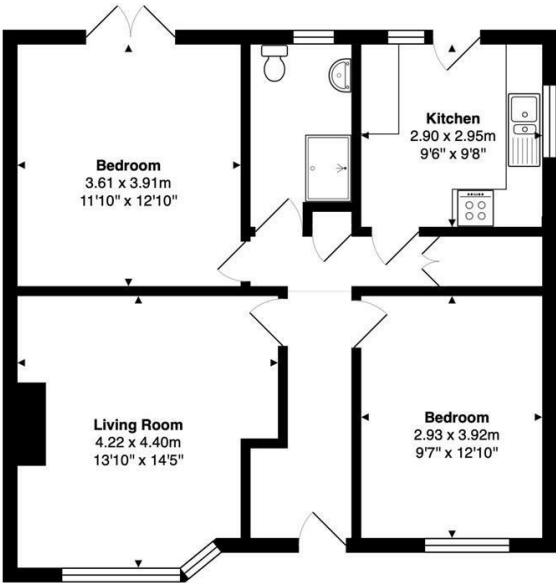


- Well-presented two-bedroom ground floor maisonette in the popular Hollycroft area
- Two genuine double bedrooms, positioned to the front and rear of the property
- Bright living space with a well-kept kitchen and bathroom
- Direct access to a private rear garden, ideal for relaxing or entertaining
- Versatile garden room, perfect for a home office, studio or hobby space
- Generous driveway providing off-street parking
- Short walk to Hertford North Station and the town centre
- Close to Panshanger Park and open green spaces

Tenure:
Leasehold - 111 years remaining
Service Charge - £1000 per annum
Ground Rent - £10 per annum



Floor Plan



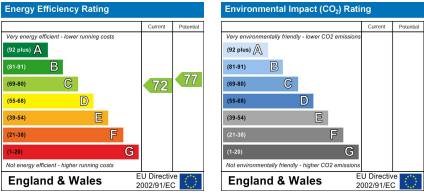
Ground Floor

Total Area: 69.3 m² ... 746 ft²

Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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

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