

shepherds
A better home
moving experience



74 Mandeville Road

Hertford, SG13 8JH

Guide Price £575,000



74 Mandeville Road

Hertford, SG13 8JH

Situated within the ever-popular SG13 postcode and within easy reach of highly regarded schools, this three bedroom semi-detached home offers excellent space throughout and presents a fantastic opportunity for a purchaser looking to modernise and create a long-term family home.

The ground floor offers a practical and versatile layout, comprising a living room, separate dining room, kitchen and downstairs cloakroom. To the rear, a conservatory spans the full width of the property, providing additional reception space and enjoying views over the garden. There is also internal access to the garage from the conservatory.

A particular feature of the property is the generous rear garden, offering plenty of outdoor space for families and further scope to enhance if desired. There is also a useful basement area, ideal for storage. Upstairs, the property boasts three genuinely well-proportioned bedrooms, all of which are comfortable doubles, along with a family bathroom.

Whilst the property would benefit from modernisation throughout, it offers huge potential for buyers to put their own stamp on a home in a location where properties are consistently in demand. Further benefits include a garage and excellent access to Hertford town centre, transport links and well-regarded local schooling.

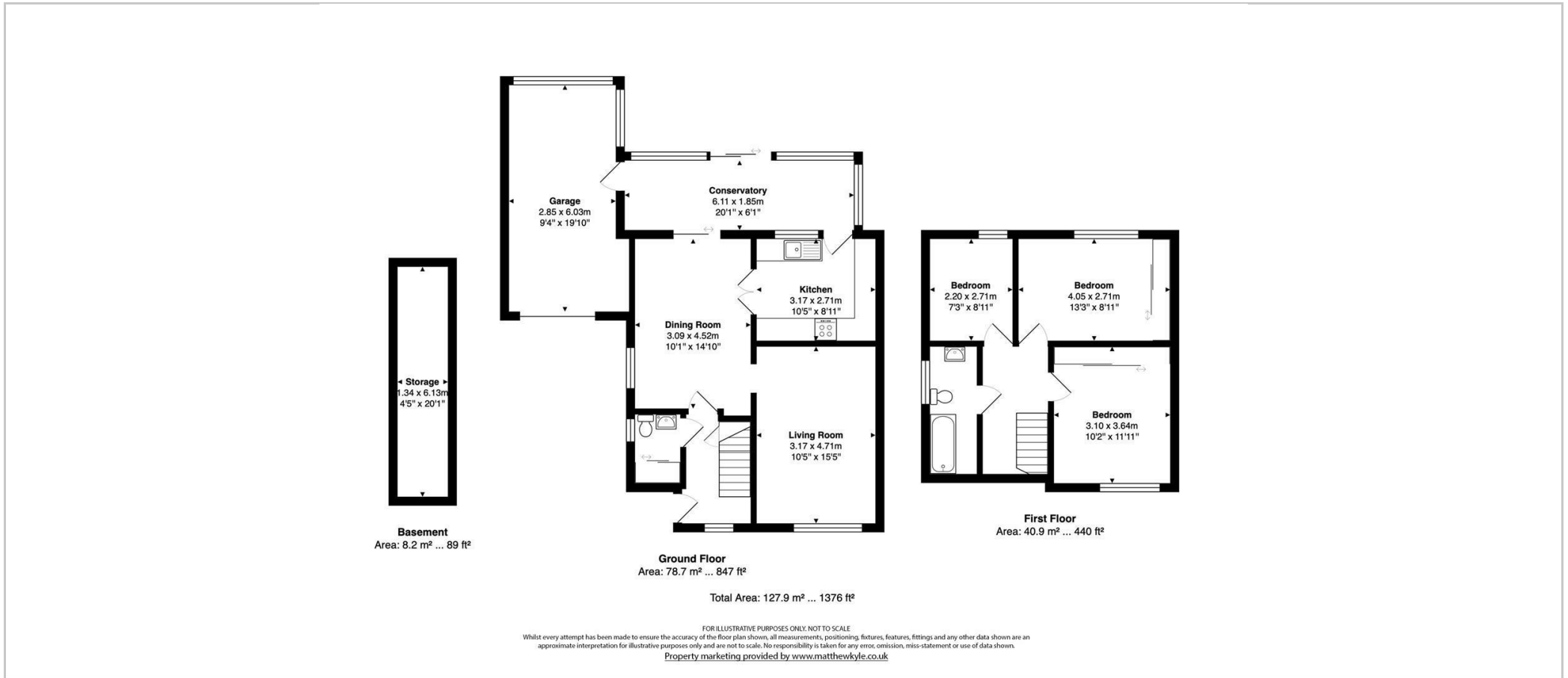




- Three bedroom semi-detached family home
- Popular SG13 location close to highly regarded schools
- Requires modernisation
- Excellent potential to improve and add value
- Living room, separate dining room and conservatory
- Downstairs cloakroom
- Garage and useful basement storage area
- Good sized rear garden
- Off-street parking



Floor Plan

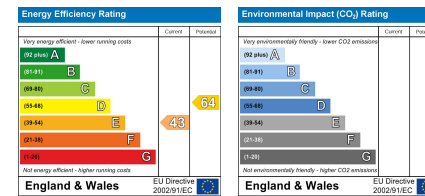


Viewing

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

Tenure
Freehold

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.

Riverside House, 6 Millbridge, Hertford, SG14 1PY
Tel: 01992 551955 Email: enquiries@shepherdsfhertford.co.uk