



9. Ryder Close, Hertford, SG13 7SG  
Asking Price £375,000



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VENDOR SUITED – This beautifully presented two bedroom end of terrace home is located at the end of a highly desirable cul-de-sac within the sought after SG13 catchment area. The current owners have thoughtfully modernised the property, creating a stylish and inviting living space.

Upon entering, you're welcomed into a hallway with storage that provides a natural sense of separation before stepping into the bright and airy lounge. From here, a door leads to the well-appointed kitchen, which overlooks the low-maintenance garden and offers direct access to the outdoor space.

Upstairs, you'll find two generously sized bedrooms and a family bathroom. The loft offers additional storage space, providing plenty of room for your belongings.

At the front, the property benefits from two allocated parking spaces, with side access leading to the rear garden. The garden is designed for easy maintenance, featuring AstroTurf and is unoverlooked from the back.

Perfectly positioned for convenient access to the A414 and A10, this home is also within easy reach of local amenities, as well as outstanding primary and secondary schools. You're also under a mile from Ware Train Station and just over a mile from Hertford East Train Station, both of which offer direct services to London Liverpool Street and Tottenham Hale.

We strongly suggest an early appointment, so call Lanes Estate Agents today.



**Entrance Hall**

**Lounge** 13'3 max x 12'2 (4.04m max x 3.71m)

**Kitchen Diner** 13'3 x 9'2 (4.04m x 2.79m)

**Landing**

**Bedroom One** 13'3 x 8'8 (4.04m x 2.64m)

**Bedroom Two** 9'2 x 8 (2.79m x 2.44m)

**Family Bathroom**

**Outside**

**Rear Garden**

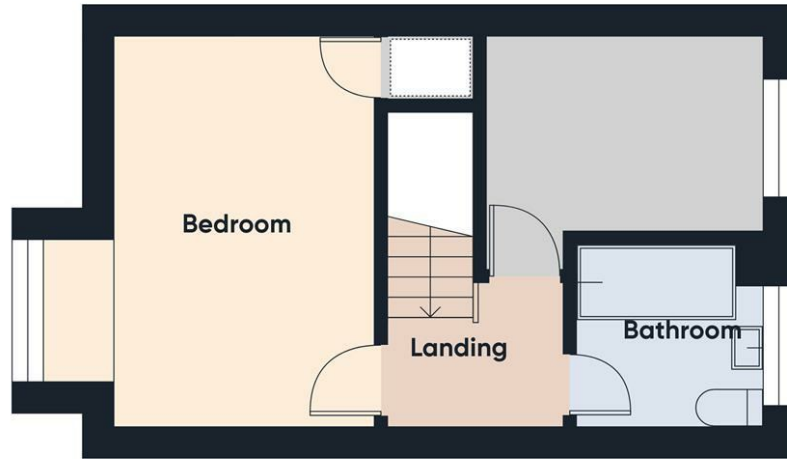
**Two Allocated Parking Spaces**







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
539.49 ft<sup>2</sup>  
Reduced headroom  
12.66 ft<sup>2</sup>

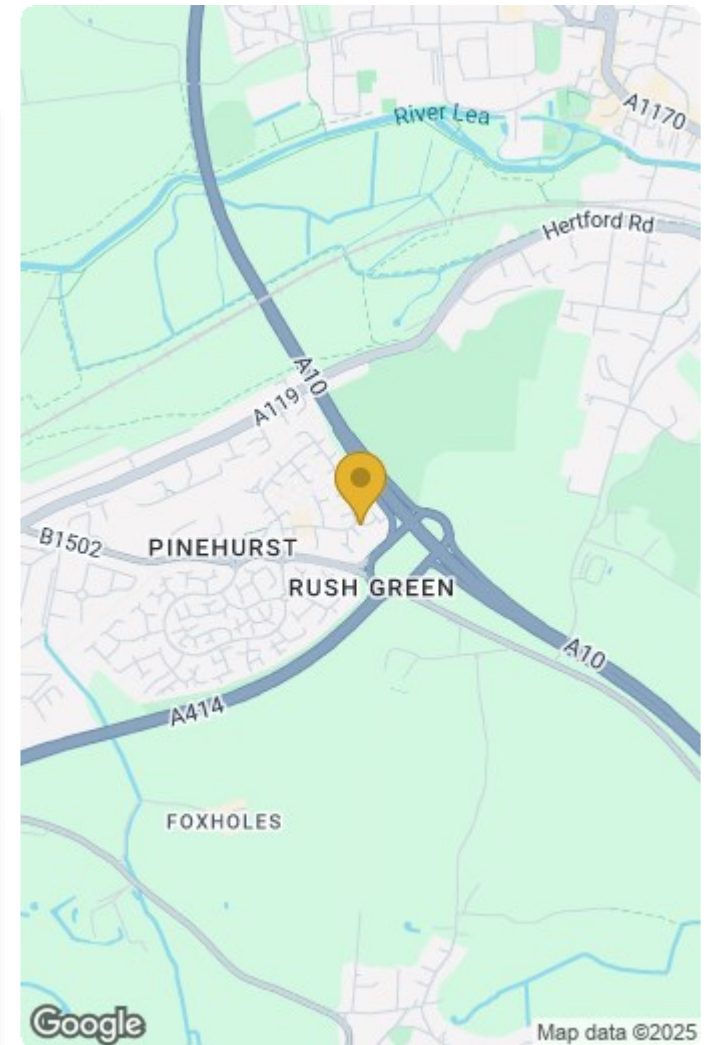
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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