47 Newland Gardens, Hertford, SG13 7WN

Asking Price £625,000

Lanes
ESTATE AGENTS

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An elegant three bedroom mid terrace family home arranged over three floors. nestled in a quiet development built in early 2000's, located within close distance to Hertford Town Centre and Hertford East Train station. Benefitting from Two en-suites, a downstairs shower room, utility room, first floor kitchen/diner with built in appliances and a separate lounge with a west facing Juliet balcony offering great views over the setting sun.

Additionally benefiting from an East facing low maintenance rear garden, off street parking and a garage currently being used as a workshop. The development offers visitor parking (with permit), a private gymnasium for residents and a picturesque setting for all residents to enjoy.
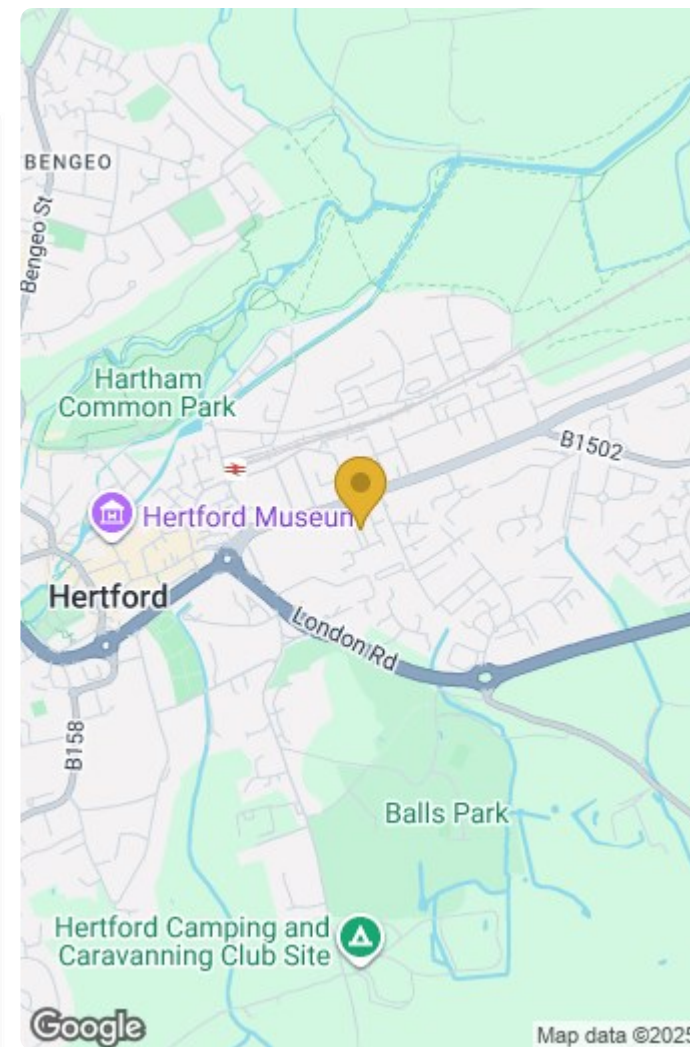
Located in Hertford, residents will enjoy the benefits of a vibrant community, with local shops, schools, and parks within easy reach. This property presents an excellent opportunity for anyone looking to settle in a desirable area, combining modern living with the charm of a friendly neighbourhood. Don't miss the chance to make this lovely house your new home.

Entrance Hall

Shower Room

Bedroom   7'8" x 8'7" (2.34m x 2.62m)

Utility Room   7'10" x 5'8" (2.39m x 1.73m)

First Floor Landing

Lounge   12'8" x 14'6" (3.86m x 4.42m)

Kitchen/Diner   7'11" x 14'6" (2.41m x 4.42m)

Second Floor Landing

Bedroom   12'9" x 12'8" (3.89m x 3.86m)

En-Suite

Bedroom   9'4" x 12'9" (2.84m x 3.89m)

En-Suite

Garage   13'7" x 7'9" (4.14m x 2.36m)

Rear Garden

Off Street Parking

Floor 0

Utility Room

Bedroom

Hallway

Shower Room

Hallway

Garage

Floor 1

Kitchen/Diner

Landing

Living Room

Floor 2

Bedroom

Shower Room

Landing

Bathroom

Bedroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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