



*17 Longwood Road, Hertford
Hertford*

In Excess of £575,000

17 Longwood Road

HERTFORD, Hertfordshire

**CHAIN FREE* Ensum Brown are delighted to offer this superbly presented semi-detached family house featuring a spacious living room, open-plan kitchen/dining room, ground floor shower room, 4 well-proportioned bedrooms and family bathroom. Driveway, single garage and secluded rear garden. Must view!*

Tenure: Freehold



PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this superb four bedroom two bathroom semi-detached family house positioned in a popular residential road, located within a short drive to both Hertford East & North Train stations plus the town centre.

The property has been maintained to a good standard by the present vendor and accommodation on the ground floor comprises a spacious entrance porch, entrance hall, luxury shower room/WC, good-size living room and a generous kitchen/dining room with integrated appliances. Moving upstairs, there is a bright and spacious landing which provides access to the four bedrooms and well-appointed family bathroom. This property is being sold with the advantage of no upward chain and an internal viewing is advised to appreciate all that it has to offer.

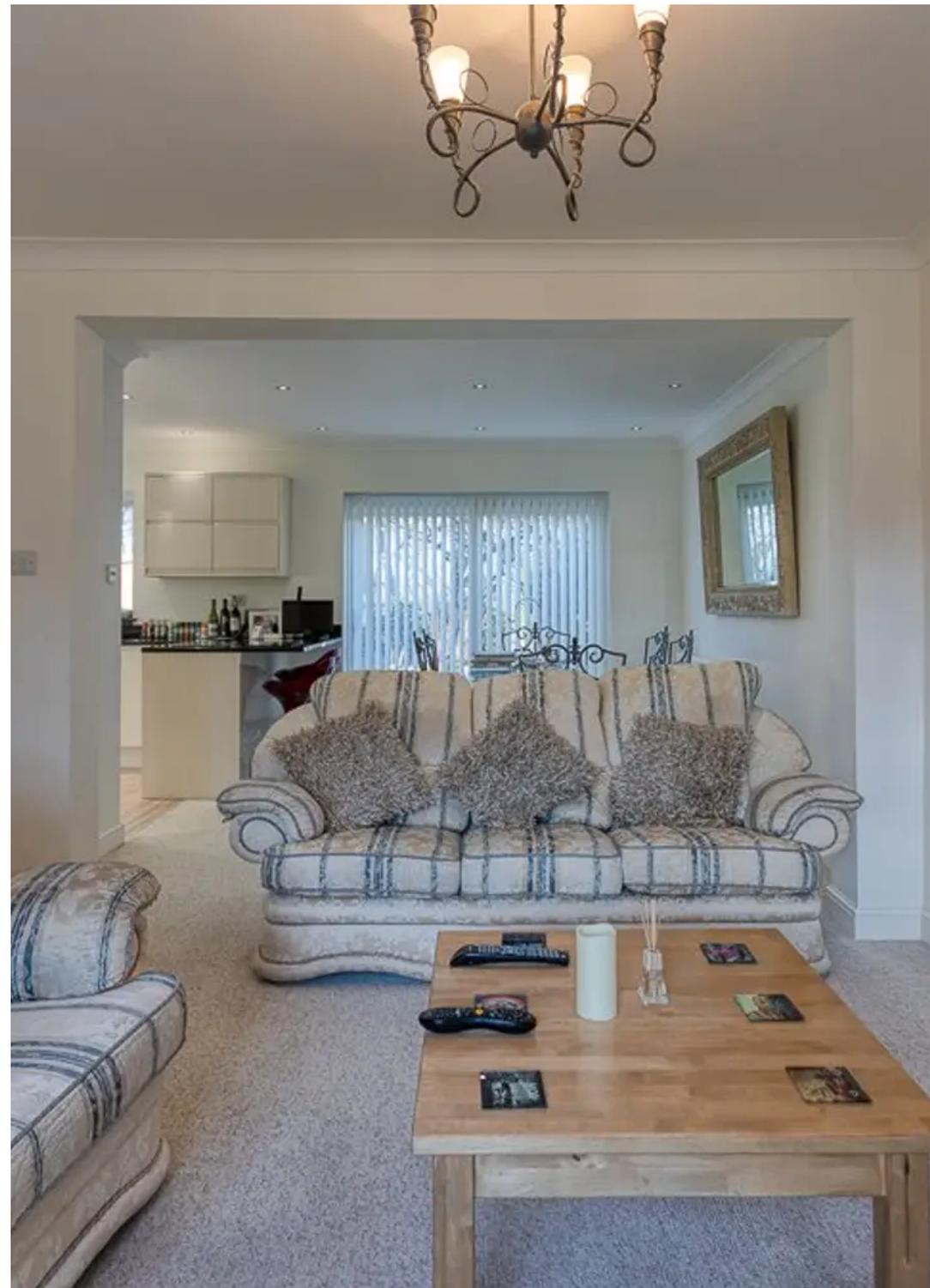
Approaching the house it has great kerb-appeal with a long block-paved driveway providing off street parking for several vehicles leading to a good-size single garage with electrically-operated door. The entrance porch offers tiled flooring and a door leads into the entrance hall with tiled flooring, stairs leading up to the first floor accommodation and doors off to the luxury shower room, living room and open-plan kitchen/dining room.

The contemporary shower room is well-appointed with grey effect vinyl flooring and fully-tiled walls, obscured double glazed window to the side aspect, spotlights to ceiling, heated towel rail and double doors leading to a storage cupboard. Fitted with a three piece white suite to include a low level push flush WC, wash hand basin and walk-in shower cubicle complete with wall-mounted chrome shower.

Moving through to the living room with fitted carpet, double glazed window to the front aspect and feature electric fireplace, this is a great space to relax and unwind. Opening to the dining area with ample space for a dining table and chairs, this space also benefits from fitted carpet, spotlights to ceiling and double glazed patio doors leading out to the rear garden.

The exceptionally re-fitted kitchen is equipped with a matching range white soft closing wall and base units with granite worksurfaces over, also featuring a one and half bowl stainless steel sink unit and granite drainer with chrome mixer tap over, Induction hob with double electric oven, stainless steel splash back, stainless steel and glass cooker hood, integrated fridge/freezer, dishwasher, washing machine, tiled flooring, obscure double glazed door to side aspect and a double glazed window overlooking the rear garden. In addition to this, there's a water softener.

- Superbly Presented Semi-Detached House
- Popular Residential Location (SG14 Post Code)
- Open-Plan Kitchen/Dining Room





Going up to the first floor via the carpeted stairs this leads to the spacious landing area with doors leading off to the four bedrooms and family bathroom. The loft hatch is also positioned on the landing and offers ladder access to a part-boarded loft space also housing the gas central heating boiler.

The principal and second bedrooms are positioned at the front of the property overlooking the front garden, both are good-size double rooms with fitted carpet, space for wardrobes and a double glazed window. The third and fourth bedrooms are positioned at the rear, both rooms are good-size doubles with fitted carpet, space for wardrobes and a double glazed window to the rear aspect providing a pleasant view over the secluded garden.

The luxury re-fitted family bathroom offers a three piece white suite comprising of tiled enclosed bath with modern 'Rainfall' shower head, wash hand basin with chrome mixer tap and vanity unit under, concealed low level flush WC, spotlights to ceiling and an obscure double glazed window to rear aspect.

Outside, the rear garden is a private space mainly laid to lawn with patio area, shed and mature hedge borders and backing on to open woodland. There's also side access leading out to the front of the property plus an external storage cupboard to the side, perfect for storage of bikes and garden tools. The front garden is laid to lawn with mature trees and shrubs along with the block paved driveway with ample parking.

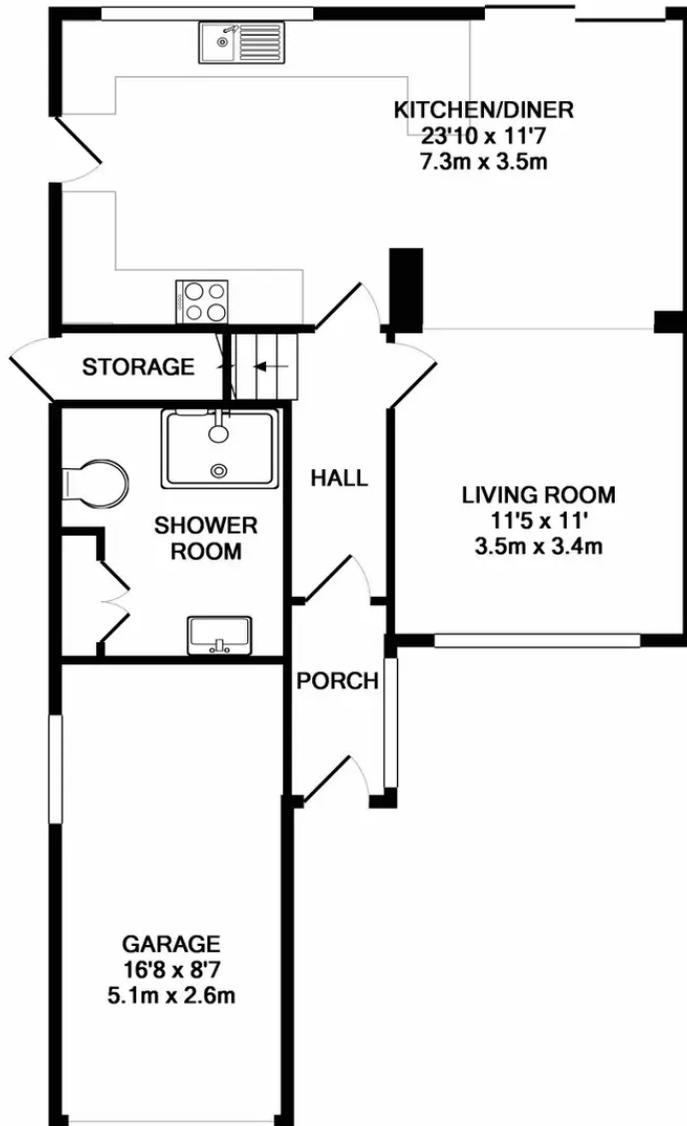
LOCATION - HERTFORD

Hertford is a beautiful market and riverside town and in fact has 4 rivers; the Rib, Beane and Mimram join the River Lea in Hertford. Hertford is located off the A10 and also has the equally popular town of Ware just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Hertford East station to Liverpool street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

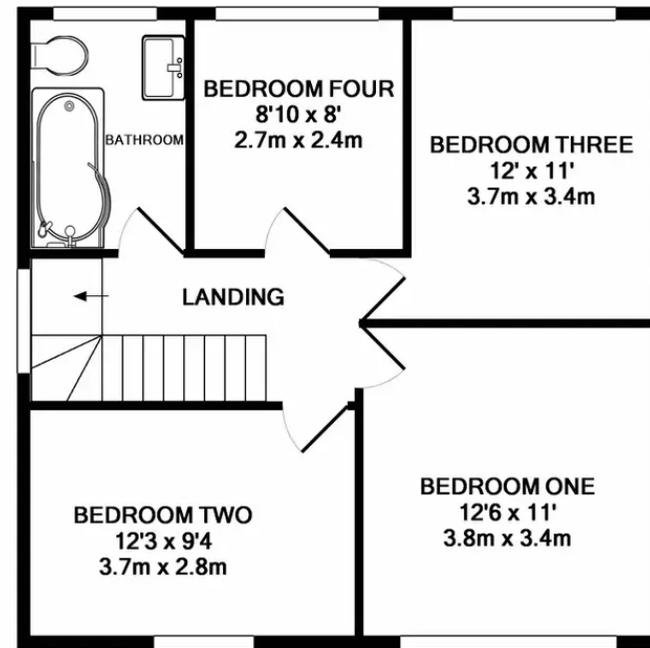
If you don't live in Hertford already, then come and visit this superb town very soon, you won't want to leave!







GROUND FLOOR
APPROX. FLOOR
AREA 706 SQ.FT.
(65.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 539 SQ.FT.
(50.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1245 SQ.FT. (115.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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