



5 The Walk, Hertford, SG14 2AJ  
Guide Price £450,000



## 5 The Walk, Hertford, SG14 2AJ

**\*\*IDEAL FAMILY HOME\*\*** 3 Bedroom SEMI-DETACHED REFURBISHED Home, located with good access - this property is an EXCELLENT COMMUTE for anyone who requires easy access on to the A414. This property is certainly suited to any LONDON COMMUTERS with a 10-minute walk to the STATION, you can be 'door to platform' in 12 minutes, the closest station being HERTFORD NORTH. A real family friendly home, PERFECT for ENTERTAINING, this property boasts lots of valuable benefits including LARGE FRONT & REAR gardens, benefiting from having ALL DAY SUN. GATED parking. A GOOD GARAGE including a DRIVEWAY. THREE bedrooms and separate KITCHEN-DINER to LIVING ROOM. IMAGINE the PERFECT house which is READY to MOVE STRAIGHT INTO..... A STUNNING HOME.

CALL Lanes NOW to book your appointment.



### **ENTRANCE HALL**

Entrance via front door, stairs to first floor landing, doors leading to; kitchen and separate living room

catch the sun at all hours of the day, decorative slabs upon entrance followed by grassed area on the next level up which benefits from a decking area.

### **LIVING ROOM**

16 x 11 (4.88m x 3.35m)

DOUBLE ASPECT ROOM. NEWLY refurbished, double glazed window to front and rear aspects, feature fireplace, coving to ceiling, tv point and sockets, radiator, carpeted

### **FRONT GARDEN**

LARGE front garden

### **KITCHEN - DINER**

16'1 x 8'10 (4.90m x 2.69m )

DOUBLE ASPECT KITCHEN. Double glazed windows to front and side aspect, tiled flooring, tiled splashbacks, range of base and eye level units, granite effect inset sink with drainer and mixer tap, extractor fan over freestanding cooker, space for freestanding appliances including fridge freezer, washing machine and dishwasher, door leading to porch area with under stairs cupboard and door leading to rear back garden.

### **LANDING**

Double glazed window to rear aspect, doors leading to ALL rooms, carpeted

### **BEDROOM ONE**

11'1 x 8'1 (3.38m x 2.46m )

Double glazed window to front aspect, two built in wardrobes, radiator, carpeted, sockets

### **BEDROOM TWO**

9'5 x 9'2 (2.87m x 2.79m )

Double glazed window to front aspect, space for free standing wardrobe and double bed, radiator, carpeted, sockets

### **BEDROOM THREE**

8'4 x 7'10 (2.54m x 2.39m)

Double glazed window to rear aspect, space for free standing wardrobe and bed, radiator, carpeted, sockets

### **BATHROOM**

Panel bath with glass screen and shower over. Wash hand basin and low level w/c, storage, Double glazed window to rear aspect

### **PARKING - GARAGE**

Garage ideal for storage or a car, side entrance via own door into the side of the garage, located to the rear of the garden, gated driveway for ONE car in front of garage.

### **REAR GARDEN**

SUNNY spacious garden, two separate seating areas to







Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.

2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: [he@lanesproperty.co.uk](mailto:he@lanesproperty.co.uk) [www.lanesproperty.co.uk](http://www.lanesproperty.co.uk)

