

28 Holden Close
Hertford, SG13 7JU
Guide price £365,000

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Nestled in Holden Close, this delightful two-bedroom home offers an ideal blend of comfort and convenience, offering side access. Perfectly positioned within a short stroll of key locations and amenities including:

- Hertford East train station, with direct trains to Tottenham Hale, London Liverpool Street and Stratford (7 mins)
- Tesco supermarket (5 mins)
- Hertford town center (15 mins)
- Hartham Leisure center and common (10 mins)

This property is perfectly suited for commuters-with the station a short walk away, the A10 a 10 minute drive and the M25 a 15 minute drive- and for families, with lush parks and rivers on the doorstep.

Upon entering, you are welcomed by an inviting entrance hall that leads into a well-apportioned kitchen and a spacious living room. The living room opens up to a generously sized rear garden, providing an ideal space for outdoor activities and al fresco dining.

Upstairs, the property boasts two bedrooms and a family bathroom, ensuring ample space for a small family or a couple. Additional benefits include two dedicated parking spaces, offering convenience and peace of mind, and a large loft space for helpful storage.

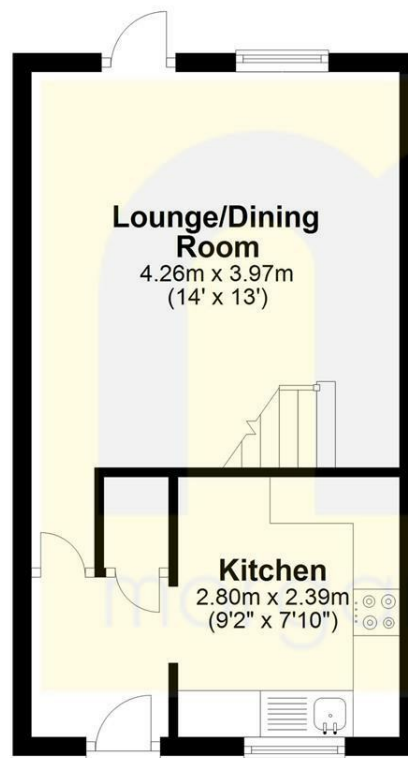
This charming home in Holden Close presents a wonderful opportunity to enjoy the best of Hertford living, with excellent amenities and transport links right on your doorstep.





Ground Floor

Approx. 28.4 sq. metres (306.0 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.5 sq. feet)



Total area: approx. 56.9 sq. metres (612.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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