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The beautifully simple new way to sell your home

Mandeville Road, Hertford

An individualistic 1970's "upside down" house, with glorious gardens and superb views, within the favoured SG13 school catchment area.

£485,000

01992 87 85 80

Overall Description

This is an individualistic and spacious 1970's "upside down house" which has been in the same ownership for 41 years. With this home, looks can be deceptive, as from the front drive it looks like a bungalow, but when you stand in the glorious gardens you appreciate the property for what it is - a good-sized family house. The property was designed as a four bedroom house, but is currently three bedrooms, giving it a lovely large master bedroom, which enjoys the best of the views across the gardens behind. There are two more bedrooms and a bathroom on the top floor, with stairs down to the open-plan living/dining room, again with pleasant views to the rear, and a separate kitchen. The owner has made many upgrades to the property in recent years including a new roof, loft and cavity-wall insulation, very effective PV solar panels on the roof, and it also has gas central-heating and double-glazed windows. The gardens are a real show-stopper, thoughtfully landscaped and beautifully planted with a wide array of shrubs, flowering plants and mature trees, a real haven from which to enjoy the local wildlife (they also have an in-built irrigation system making them easier to maintain). The raised patio with remote control electric awning is a particularly pleasant place to sit and enjoy the lovely views to the rear. The house has a driveway to the front and integrated garage, with remote control door (the garage has potential to convert into another bedroom and bathroom if so desired - subject to the usual consents). To really appreciate what this property has to offer then viewing is a must, so please call to book an appointment.

Location

This property sits in an elevated location, with lovely views, in a popular and quiet location in the favoured SG13 catchment area towards the southern edge of the historic county town of Hertford. This area is popular with families as it sits in the SG13 catchment area for good local schools including Morgans Primary School and Richard Hale and Simon Balle Secondary Schools. There are a couple of local corner shops just a few minute's walk up the road and the centre of Hertford is around a 20 minute walk. Hertford is a thriving local community with excellent facilities including independent shops, national supermarkets, a wide selection of excellent pubs, coffee shops and restaurants, newly upgraded theatre, castle with gardens, Lea Wharf (a newly opened riverside quarter) and is also an attractive and very pleasant place to live. It has excellent transport links to London with Hertford East and Hertford North providing regular access to Liverpool St and Moorgate respectively, making the town popular with young professional families that commute. The town has four rivers running through it, is surrounded by some very beautiful countryside and has a wide range of sporting and leisure pursuits close to hand, including Hartham Common with its riverside walks, activity centre, swimming pool and tennis courts.

Accommodation

From the driveway the part-glazed front door leads into the:

Entrance Hall 21'5 x 5'8 (6.53m x 1.73m)

Two frosted windows to front. Deep airing cupboard with factory-lagged hot water cylinder, wooden-slatted shelving and light. Radiator. Stairs down to lower floor.

Master Bedroom 14'6 widest x 12'3 (4.42m widest x 3.73m)

Two windows to rear with beautiful views across the gardens behind. Fitted wardrobe units with shelving, clothes rails and a set of drawers. Corner sink with tiled splash-back. Two radiators.

Bedroom Two 10'4 x 8'9 (3.15m x 2.67m)

Window to front. Radiator. Telephone point.

Bedroom Three 11'11 x 8'1 (3.63m x 2.46m)

Window to rear with pleasant views. Radiator.

Bathroom 10'3 widest x 7'5 (3.12m widest x 2.26m)

Frosted window to the side. Panel bath with shower attachment. Low-level WC. Wash-hand basin. Heated towel-rail. Vinyl floor.

Lower Floor

From the entrance hall stairs lead down to the lower floor.

Sitting/Dining Room 19'10 x 16'3 (6.05m x 4.95m)

Two windows to rear looking out onto the patio and across the gardens. One window to the side. TV aerial point. Under-stairs cupboard. Two radiators.

Kitchen 11'3 x 7'10 (3.43m x 2.39m)

Window to rear. Glazed sliding door. Kitchen units with roll-top worksurfaces and stainless-steel sink unit. Space for electric oven/hob with extractor above. Space for fridge and freezer. Space and plumbing for washing-machine. Wall-mounted gas boiler. Glazed door with cat-flap to patio.

Outside

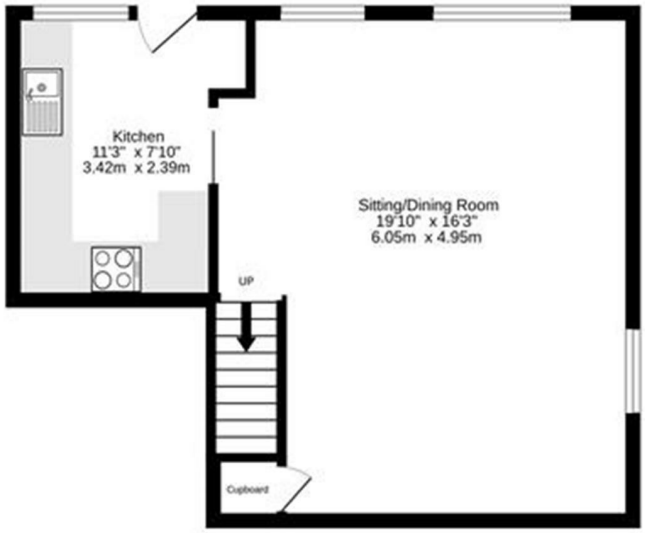
To the front of the property is a low-maintenance front garden with raised flower beds and a brick-paved driveway leading to the GARAGE: 17'7 x 8'1 with electric garage door (with remote control), garden tap, electric light/power and loft hatch.

A flight of steps to the side of the house leads down to a gate which opens on to the patio area along the rear of the house with an impressive view of the back garden. A real feature of this lovely home is the back garden which has been so carefully landscaped and beautifully planted to create a wonderful place to sit out and enjoy the local wildlife (amazingly, the client has recorded over 30 different species of bird visiting the garden). The lovely sunny patio, which is accessed from the kitchen, has views right across the garden, backed by tall trees in neighbouring gardens. There is a remote- controlled electric awning above the sitting/dining room windows to provide shade when needed and a hand operated Dutch blind which serves the same purpose over the kitchen window. Steps lead down to the next level with a central lawn and flowerbed borders and then down again to a gravel area with seating space and room for a bird-bath. Steps continue down as the garden peters out with more shade-loving flora. The garden is worth a viewing just by itself! It is also practical with a good-sized storage space underneath the patio as well as a garden tap and water irrigation system (in both front and back gardens).

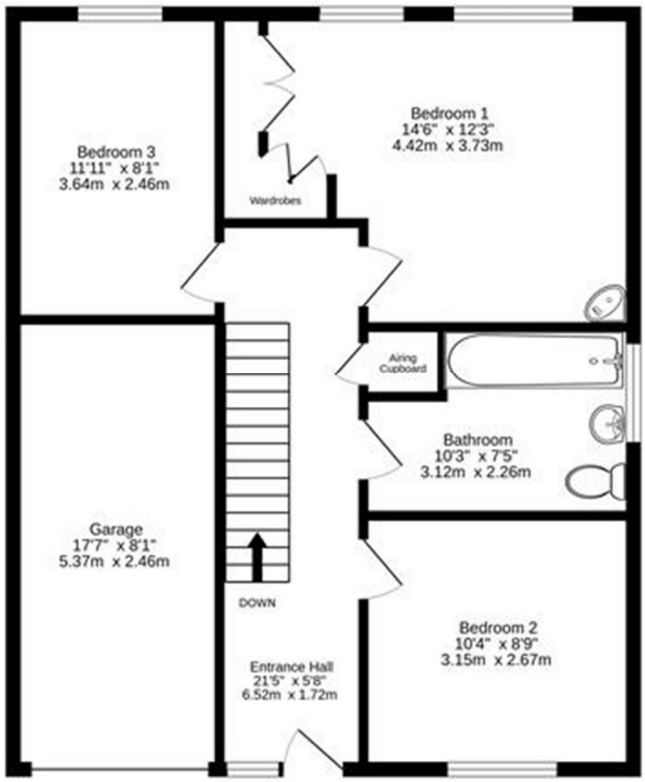
Services and Other Information

Mains water, drainage, gas and electric. Gas central-heating (boiler serviced annually). 12 solar panels were fitted on the SW facing roof in November 2022 and are fully owned by the property. They were forecast to produce 4,146kWh per annum and in their first year slightly exceeded that target. Three storage batteries are situated in the loft and in the summer it is possible to be self-sufficient in electricity. Payment is received for any surplus that is fed into the National Grid. Loft and cavity wall insulation. The client has confirmed that there is parquet flooring under the carpet in the sitting/dining room. New roof fitted in 2024. (Marley tiles and fully breathable waterproof membrane.)

Lower Floor
414 sq.ft. (38.5 sq.m.) approx.



Top Floor
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.1 sq.m.) approx.

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.
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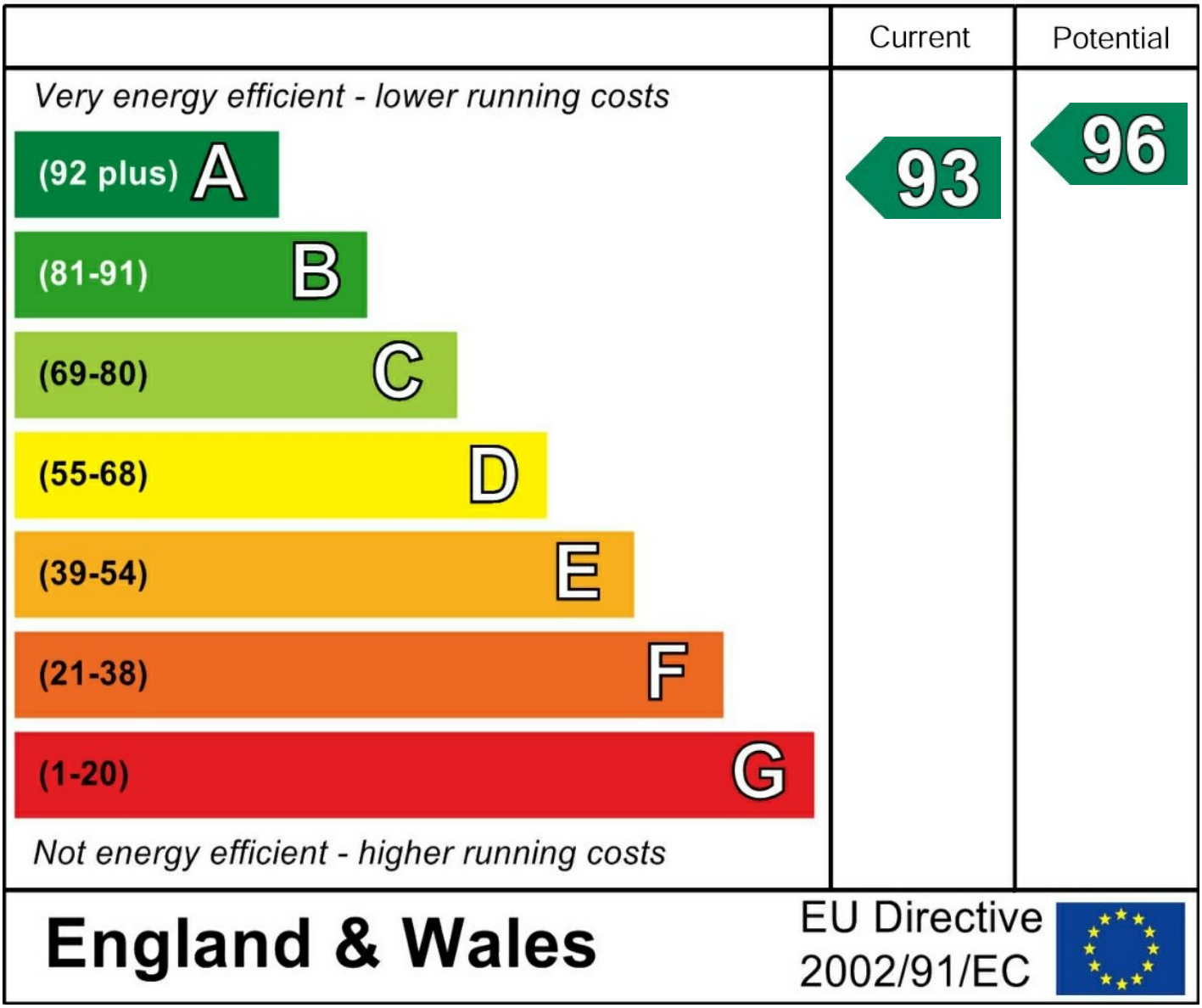
Energy Efficiency Rating



Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

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