

3 Kings Road
Hertford, SG13 7EY
Offers in excess of £999,995





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Set over four expansive floors, this recently renovated and remodelled five-bedroom semi-detached Edwardian family home offers over 2,700 sq ft of versatile living space. Located within the highly desirable SG13 postcode, this property has been tastefully refurbished to a high standard while retaining many original features, creating a perfect blend of period charm and modern living.

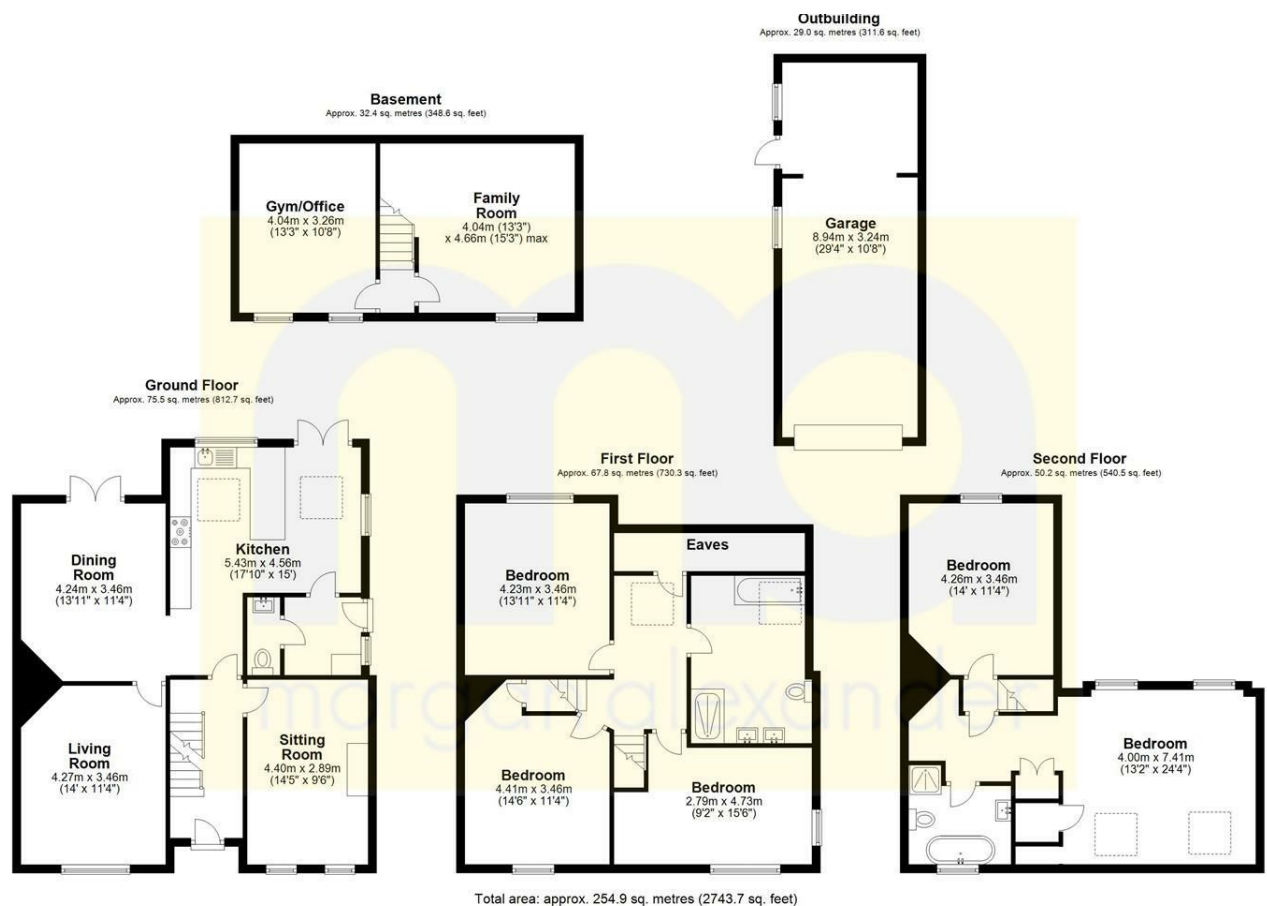
The bright entrance hallway leads to a spacious living room, a beautifully designed kitchen/breakfast room equipped with high-specification appliances, and a separate dining room with a feature fireplace. The property also benefits from a separate utility room, adding to the practicality and functionality of the space.

Stepping down to the basement level, you will find two further reception rooms, currently used as a cinema/TV room and a home gym, offering plenty of flexibility for family life. The first floor comprises three generous double bedrooms and an immaculate family bathroom, while the second floor features two additional double bedrooms and a further bathroom, providing ample accommodation for larger families or guests.

This property also enjoys an impressive 130ft mature rear garden, landscaped for both beauty and privacy, with a large patio area perfect for outdoor dining and entertaining. The front of the house features a spacious private driveway with off-road parking for multiple vehicles and access to a detached garage.

Hertford is renowned for its excellent schools, sports, and leisure facilities, including Hartham Sports Centre and a range of local restaurants and bars. The town benefits from two mainline stations offering direct access to London, making it a perfect location for commuters.





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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