

97 Cromwell Road  
Hertford, Hertfordshire SG13 7DP  
Guide price £599,995

**ma**  
morgan alexander







## 97 Cromwell Road Hertford, Hertfordshire SG13 7DP

Welcome to this beautifully presented and spacious three-bedroom semi-detached period home, nestled in a highly sought-after residential area of East Hertford. This charming residence blends original features with contemporary finishes, providing an ideal lifestyle for modern families.

One of the standout features is the high-specification modern kitchen/breakfast room, perfect for casual dining and entertaining, complete with a utility area and ground-floor cloakroom. The bright and airy living room, accentuated by an exquisite fireplace, enhances the property's character. The well-designed layout includes a lovely modern family bathroom on the first floor.

The first floor boasts two generously sized double bedrooms that exude a light and airy feel, alongside a third bedroom, offering ample space for families. There is also potential to extend into the loft, allowing for future customisation.

The tranquil 70' rear garden is a delightful oasis, thoughtfully divided into two levels—a landscaped lawn for family fun and a spacious decked area, perfect for outdoor dining. With space for a shed and gated side access, this garden truly offers the best of both worlds.

Situated on the same road as neighbouring homes with spectacular views across Hartham Common, The Kings Meads Nature Reserve, and Upper Bengoe Farmland, this property is conveniently located within walking distance of local amenities, including shops, restaurants, and bars. Commuters will appreciate the proximity to two mainline railway stations providing direct access to London, as well as easy access to major roadways such as the A1, M25, A10, and M1.

Just a stone's throw from The Meads, enjoy ample opportunities for cycling and leisurely country walks. Families will also benefit from being in the catchment area for a variety of excellent schools

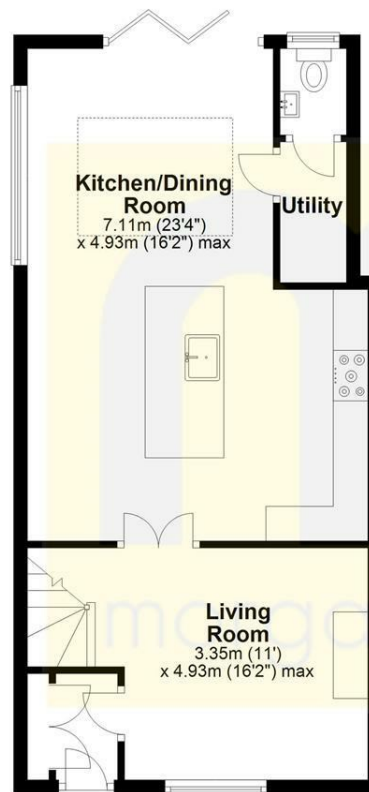






## Ground Floor

Approx. 50.9 sq. metres (548.2 sq. feet)



## First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



Total area: approx. 84.7 sq. metres (912.2 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.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

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### 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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