

13 Parker Avenue
Hertford, SG14 3LA
Guide price £599,995





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Upon entering the property, you are welcomed by a practical entrance hall with wooden flooring and a staircase to the first floor. The ground floor benefits from a stylishly appointed utility/cloakroom, fitted with a modern white suite and natural Travertine stone flooring.

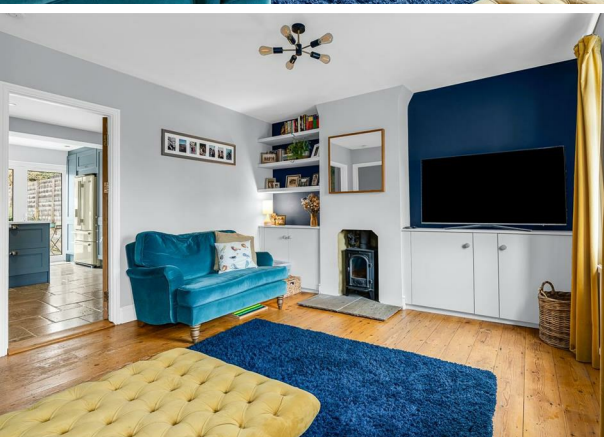
The front-facing living room is an inviting space, featuring a modern log burner set on a flagstone hearth, complemented by wooden flooring. To the rear of the property, the impressive open-plan kitchen/dining room has been thoughtfully designed to create an ideal space for family life and entertaining. The recently upgraded kitchen is fitted with an extensive range of modern wall and base units, quartz worktops, and a breakfast bar, with space for appliances. This area flows seamlessly into the dining space, where double doors open onto the garden. Underfloor heating and natural Travertine stone flooring enhance this light-filled area.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a beautifully finished family bathroom. The bathroom is fitted with a contemporary white suite, including a bath, walk-in shower with a monsoon head, washbasin, and low-flush WC. The walls and flooring are finished in natural Travertine stone and benefit from underfloor heating.

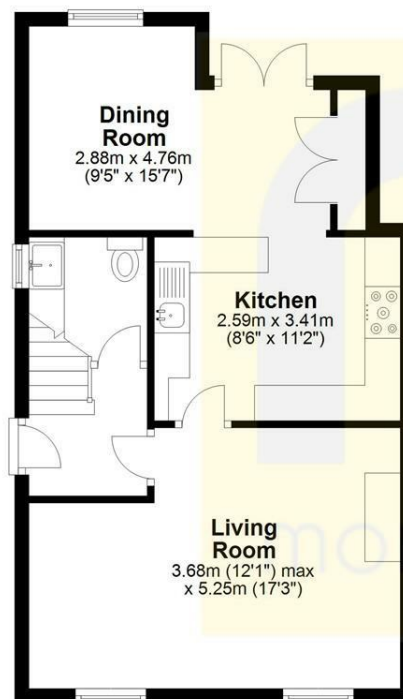
The rear garden is a true highlight of the property, lovingly landscaped and well-maintained to offer privacy and versatility. It features a paved terrace, a raised lawn, an outbuilding, and convenient side access. The property also offers excellent potential for further extension into the loft (subject to planning permission).

To the front, the driveway provides ample parking for multiple vehicles.





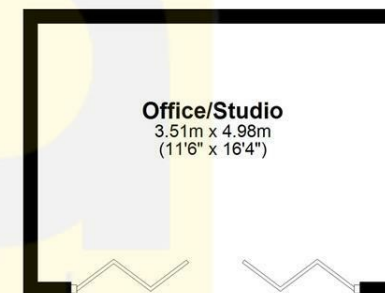
Ground Floor
Approx. 45.2 sq. metres (486.6 sq. feet)



First Floor
Approx. 40.9 sq. metres (439.7 sq. feet)



Outbuilding
Approx. 17.5 sq. metres (188.2 sq. feet)



Total area: approx. 103.5 sq. metres (1114.4 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) 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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