

10 Jasmine Drive
Hertford, SG13 7TN
Guide price £740,000

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The stunning feature of this home is the spacious open-plan kitchen/dining room, complete with a central island unit, sleek quartz work surfaces, and integrated appliances, making it a true heart of the home. Bifold doors open onto the garden, seamlessly blending indoor and outdoor living, while double doors lead to the conservatory, providing an additional space to relax and unwind. A separate living room, home office/study, utility room, and cloakroom/WC complete the downstairs accommodation.

Upstairs, the master bedroom benefits from fitted wardrobes and a luxurious en-suite shower room. Three further well-proportioned bedrooms share a stylish and modern family bathroom.

Externally, the landscaped rear garden enjoys the sun in the afternoon, with a paved patio, an expanse of lawn, and well-placed hedging ensuring a good degree of privacy—the perfect balance of beauty and low maintenance. The property also benefits from a driveway providing off-street parking.

Situated in a well-regarded location, this home is within easy reach of Hertford's excellent amenities, highly regarded SG13 schools, and transport links. A truly fantastic opportunity for families looking for a home that offers both space and style.

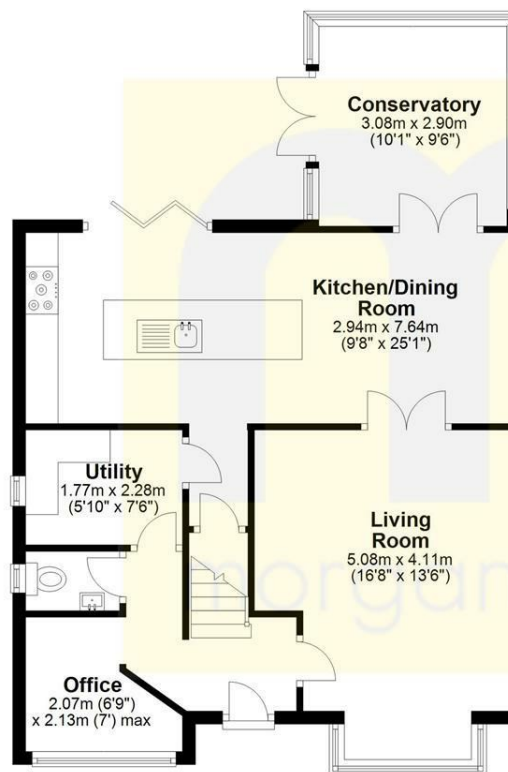


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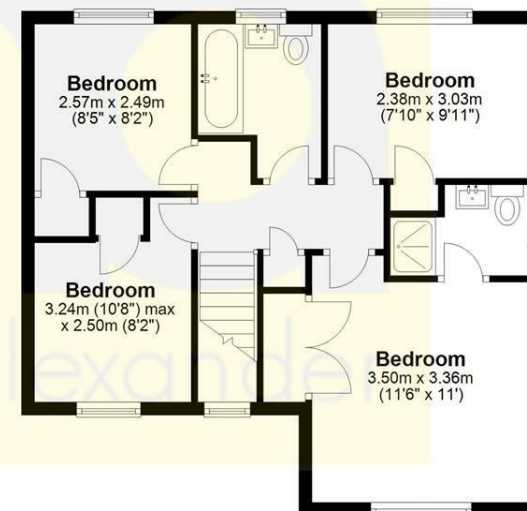
Ground Floor

Approx. 67.5 sq. metres (726.9 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.0 sq. feet)



Total area: approx. 117.9 sq. metres (1268.9 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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