

4 Mead Lane
Hertford, SG13 7GA
Guide price £315,000





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Welcome to this stunning one-bedroom ground floor apartment, complete with an additional office, located in a highly sought-after development near Hartham Common and the River Lea. Just a five-minute walk to the town centre and a mere two-minute stroll to Hertford East station, which offers direct links into London, this property boasts convenience and charm.

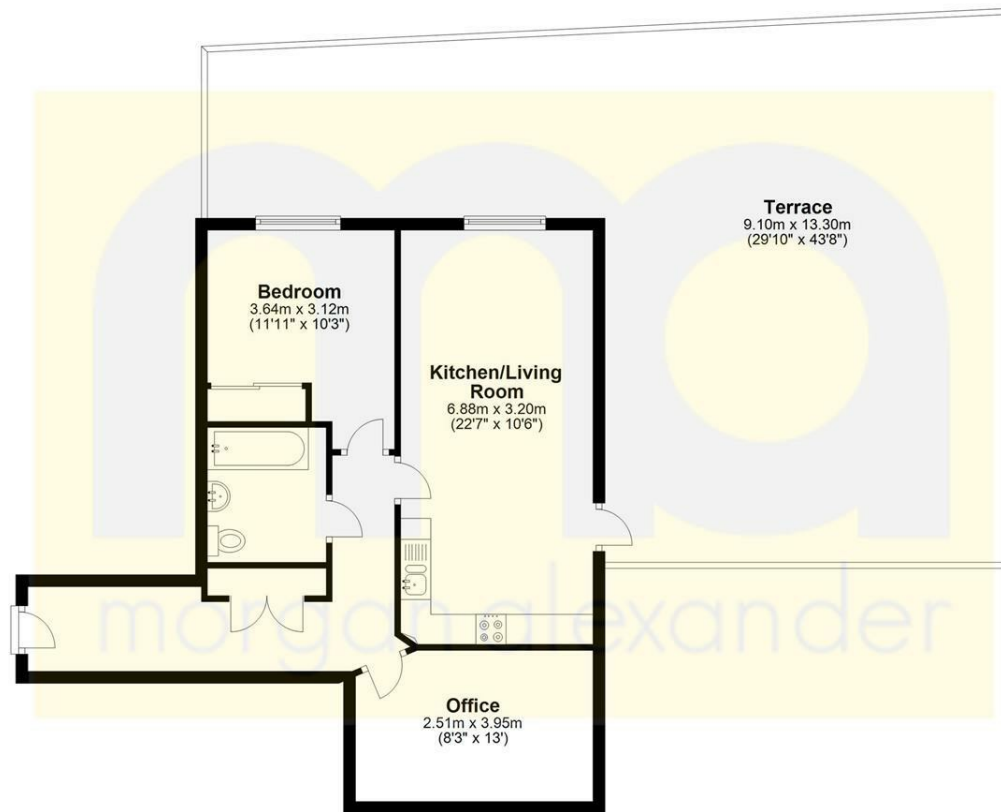
The apartment features bright and spacious accommodation, including an open plan kitchen/living area with built-in appliances, a bedroom with fitted wardrobes, an office, and a luxurious bathroom. Additional benefits include gas central heating, a large storage cupboard in the hallway with space for a washer/dryer and high-specification fixtures and fittings.

A standout feature of this property is the private terrace, a secure and paved area perfect for outdoor dining. Set within stunning communal gardens, the apartment also offers gated parking for added security.





Ground Floor
Main area: approx. 59.7 sq. metres (643.1 sq. feet)
Plus terrace, approx. 80.3 sq. metres (864.1 sq. feet)



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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 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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