

45 Iron Drive
Hertford, SG13 7SL
£1,700

ma
morgan alexander





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SIX MONTH ONLY TENANCY

Morgan Alexander are delighted to offer this well-presented three-bedroom family home located within a popular development in the ever-desirable SG13 postcode.

Set within easy reach of Hertford's vibrant town centre.

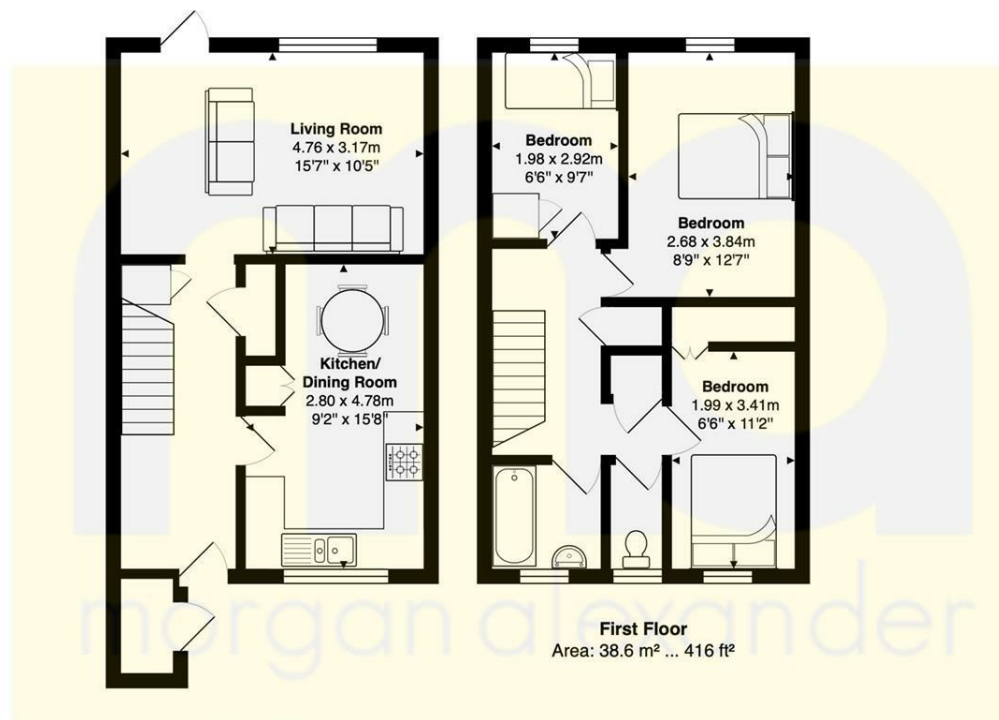
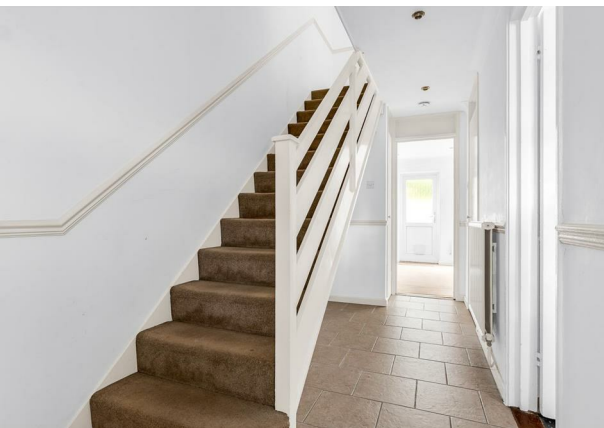
The accommodation comprises a welcoming entrance hallway, a spacious kitchen/dining room ideal for modern living, and a generous living room with views onto the garden. Upstairs offers three well-proportioned bedrooms, a stylish modern family bathroom, and an additional cloakroom/WC for added convenience.

Externally, the property enjoys a private rear garden, perfect for entertaining or unwinding, and benefits from residents' parking.

Iron Drive sits just moments from a convenience store with post office, McDonald's, and M&S garage, whilst expansive green spaces such as Hartham Common and The Meads are only a short walk away—ideal for those seeking a balance of town and nature. There's also a large nearby park featuring play and exercise equipment, basketball court, and open fields, all just two minutes from your doorstep.

Hertford is well regarded for its excellent local schooling, sports facilities, and thriving social scene. With two mainline train stations providing direct access into London and the A10 close by, this is a perfectly located home for commuters and families alike.





Ground Floor
Area: 39.9 m² ... 430 ft²

Total Area: 78.6 m² ... 846 ft²

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, mis-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

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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