

44 Windsor Drive  
Hertford, SG14 2HU  
Guide price £320,000

ma  
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## 44 Windsor Drive Hertford, SG14 2HU

Set on the ground and first floors of a purpose-built building, this stylish home is accessed via its own private front door and enjoys a convenient position on the edge of Hertford Town Centre — within easy walking distance of Hertford North Station.

The property has been thoughtfully upgraded by the current owners, now featuring a contemporary eat-in kitchen/dining room with door out to the garden, double-glazed windows, gas central heating, and a well-finished interior throughout. All rooms offer good proportions, with excellent natural light and a comfortable flow between living spaces.

The accommodation begins with an inviting entrance hall with stairs rising to the first floor. To the front, the spacious living room benefits from a large window allowing in plenty of natural light, with a door leading through to the fitted kitchen. The kitchen is well laid out with a range of units, work surfaces and space for appliances, complemented by a window overlooking the rear garden and a door providing direct garden access — making this a very practical and sociable layout.

Upstairs, the first floor offers three well-proportioned bedrooms and a contemporary family bathroom, recently upgraded to a modern standard.

Outside, the property boasts private gardens to both the front and rear. The rear garden is fully enclosed and offers a lovely decked terrace — ideal for al fresco dining — as well as a lawned area, perfect for families or those with pets.

Located under a mile from Hertford North Station, with direct links to London Moorgate in approximately one hour, the property is also well served by local shops including the Co-Op, Simmons Bakery, and a pharmacy at nearby Fleming Crescent. Road links are excellent via the B1000 to the A414, A1(M), and A10.





#### 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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