

38 Willowmead
Herford, SG14 2AT
Guide price £255,000





38 Willowmead Hertford, SG14 2AT

This very modern and well-presented one bedroom first floor maisonette is located in the popular Willowmead area of Hertford and is offered with a share of freehold, a long 900 year lease, and no service charge or ground rent, making it an attractive and low-maintenance purchase.

The property has been refurbished within the last few years by the current owner and benefits from a stylish, fully fitted bathroom and new flooring throughout, giving the home a fresh and contemporary feel.

Internally, the accommodation totals approximately 497 square feet and is well laid out. There is a separate kitchen and a bright open plan living and dining area, providing comfortable space for both relaxing and entertaining. The double bedroom is generously sized, easily accommodating a king size bed, and features an integrated wardrobe for convenient storage.

Externally, the property benefits from an allocated parking bay, as well as additional off-street parking.

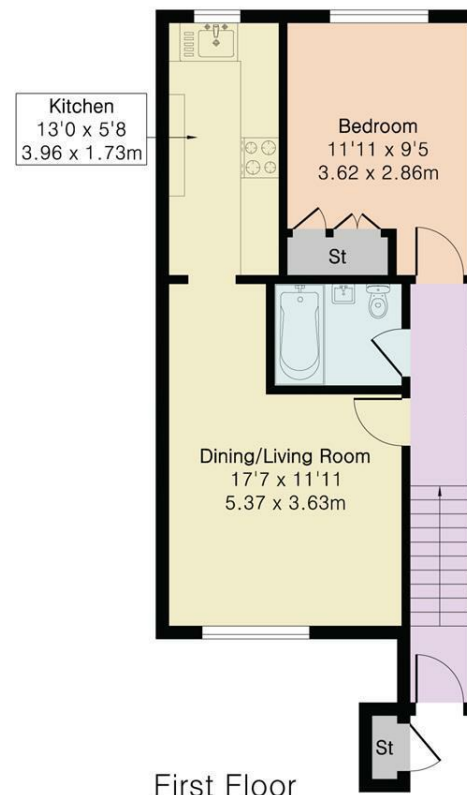
The maisonette is ideally positioned just a short walk from Hertford North station, offering direct train links to London Finsbury Park and Moorgate, making it perfect for commuters. Hertford town centre is also close by, with its wide range of shops, restaurants and amenities, along with Hertford East station providing services into London Liverpool Street.

With its long lease, share of freehold, nil ongoing charges, modern finish, parking and excellent transport links, this property is ideal for first time buyers and commuters alike as well as anyone looking to downsize.





Approximate Gross Internal Area 497 sq ft - 46 sq m



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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