

14, Tanners Crescent, Hertford
SG13 8DS

Offers In Excess Of £465,000

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14 Tanners Crescent, Hertford, Herts, SG13 8DS

Welcome to Tanners Crescent, Hertford – a charming cul-de-sac setting just moments from the picturesque River Lea. This delightful three-bedroom end-of-terrace home provides 888 sq. ft. of well-presented accommodation. The ground floor comprises a welcoming entrance hallway leading through to a comfortable lounge, along with a spacious 14'6" open-plan kitchen/dining room, which flows into the conservatory. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. Outside, the landscaped rear garden provides an attractive and low-maintenance outdoor space, complete with side pedestrian access. The property also benefits from a garage en bloc. Enjoying a peaceful yet convenient location close to the River Lea, local amenities, schools and transport links, this is an excellent opportunity to acquire a wonderful family home in one of Hertford's most desirable residential settings.

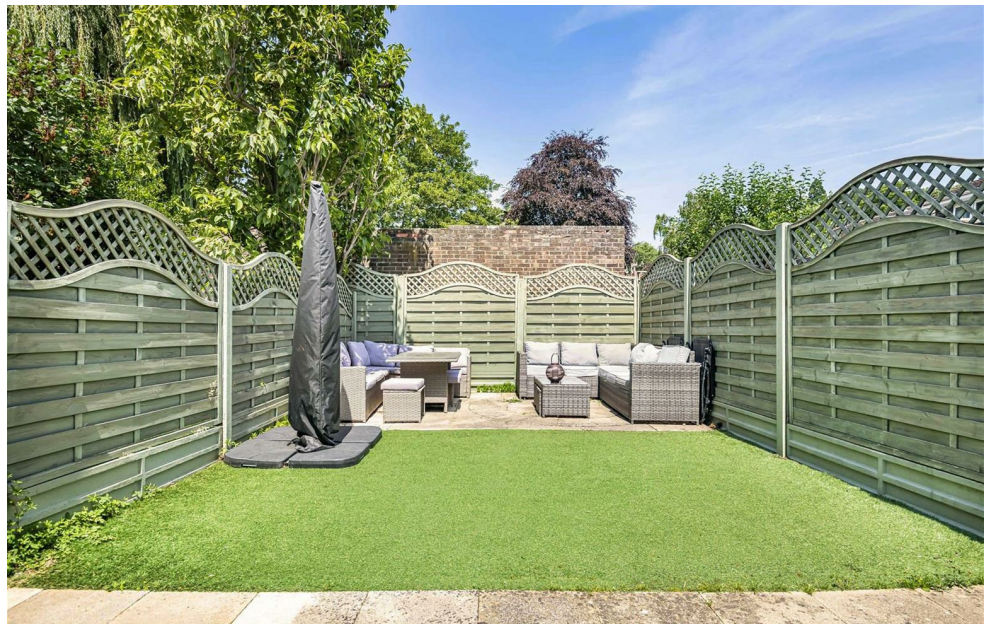
Conveniently located close to Hertford town, you'll have easy access to a range of amenities, shops, and restaurants. Additionally, both train stations are within reach, making commuting a breeze for those working in the city or exploring the surrounding areas. Hertford Town centre is less than 1m away. Hertford North Train Station is only 1.4m away and Hertford East is only 1.2m away.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY









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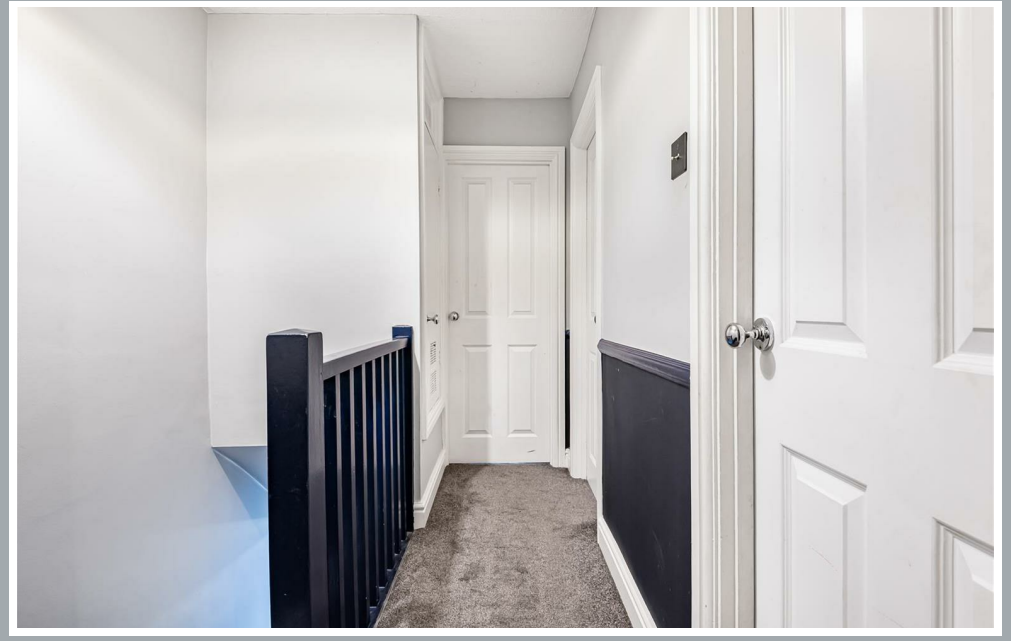


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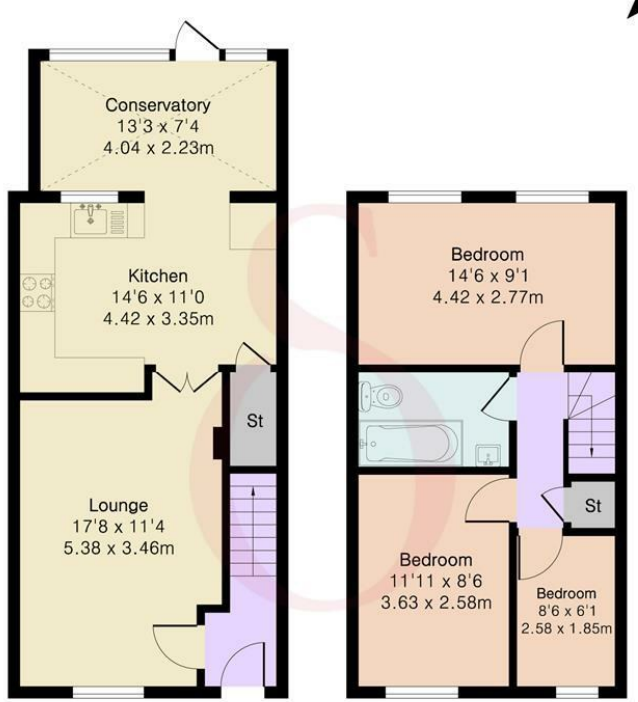


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Approximate Gross Internal Area 888 sq ft - 82 sq m

Ground Floor Area 497 sq ft – 46 sq m

First Floor Area 391 sq ft – 36 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Steven Oates

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