shepherds
A better home
moving experience



47 Ashbourne Gardens

Hertford, SG13 8BQ

Guide Price £895,000

4 3 2

47 Ashbourne Gardens

Hertford, SG13 8BQ

Situated within a private gated development in one of Hertford's most convenient locations, this beautifully presented four bedroom, three bathroom townhouse offers high specification accommodation, a landscaped garden and an excellent position practically opposite Simon Balle All-through School, within easy walking distance of Hertford town centre and Hertford East station.

The property has been finished to an excellent standard throughout, with a versatile layout ideal for modern family life.

On the ground floor is a spacious open plan kitchen/dining room, featuring Neff appliances, an induction hob and contemporary thin-framed black sliding doors opening directly onto the landscaped rear garden. Underfloor heating runs throughout the ground floor, whilst a separate utility room, created through a partial garage conversion, and downstairs cloakroom complete this level.

The first floor offers a generous living room with a Juliet balcony overlooking the garden, alongside the principal bedroom with built-in wardrobes and a beautifully finished en-suite shower room.

Upstairs are three further good sized bedrooms, one benefitting from its own en-suite, whilst the remaining two share a modern family bathroom. All bathrooms benefit from underfloor heating.

Externally, the property enjoys a fully landscaped rear garden, a good sized driveway providing off-street parking and the remaining garage space for useful storage.

The location is undoubtedly one of the property's biggest selling points. Ashbourne Gardens is practically opposite the highly regarded Simon Balle All-through School, whilst Hertford town centre and Hertford East station are both within easy walking distance. Balls Park is also on the doorstep, offering excellent countryside walks.

Combining a high quality finish, spacious accommodation and an exceptional location within a private gated development, this is a fantastic family home.













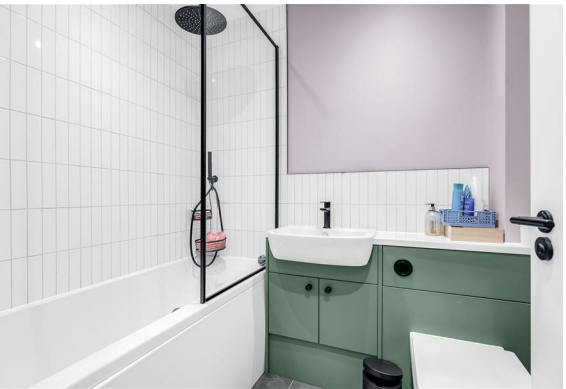






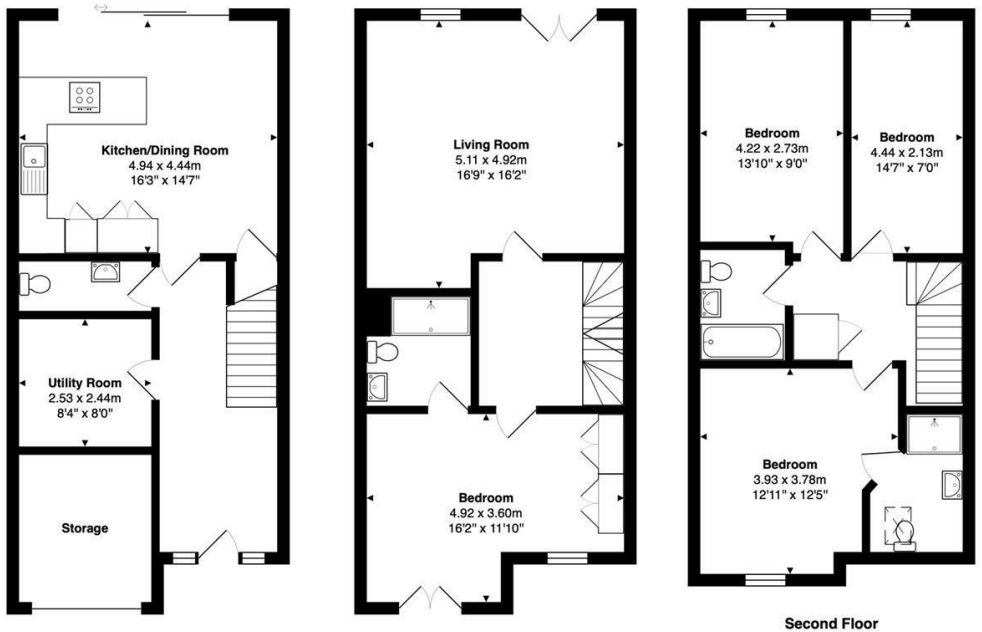
- Four bedroom, three bathroom townhouse
- Private gated development
- Beautifully presented to a high specification
- Open plan kitchen/dining room
- Contemporary black-framed sliding doors
- Fully landscaped rear garden
- Separate first floor living room with Juliet balcony
- Two en-suite bedrooms
- Driveway, garage storage & separate utility room
- Opposite the Simon Balle all-through School, close to town & station







Floor Plan



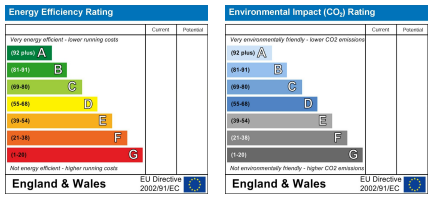
Total Area: 157.2 m² ... 1693 ft²

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 an 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.
Property marketing provided by www.matthewkyle.co.uk

Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



Tenure

Freehold

Council Tax Band:

F

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

28 Castle Street, Hertford, SG14 1HH
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk