

54 TANNERS CRESCENT, HERTFORD SG13 8DS

Asking Price £445,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS







Property Overview

Nestled in the tranquil Hornsmill Estate, in Tanners Crescent this attractive mid-terrace house backs south onto the river Lea. It features an open plan living room, with three well-proportioned bedrooms, a bathroom and cloakroom. It also benefits from a double length drive way and an integral garage.

The property does require decoration having been last sold in 1985 but has been maintained and looked after. There is a very scheduled garden with a gate onto communal Hornsmill Estate land which adjoins the river.

Without extending the property people have opened up the kitchen in different ways, added a study from the garage and even managed to put in an en suite to bed one.









Property Features

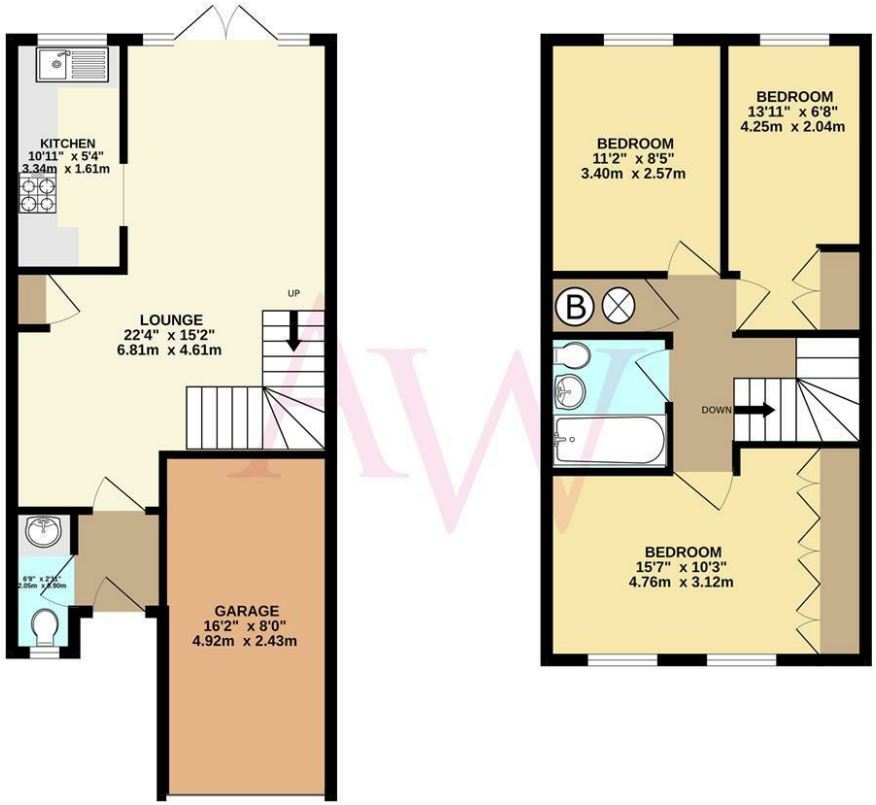
- Reception Room - 22'4 x 15'2
- Integral Garage
- Double Length Drive
- Subtle South Facing Garden Backing River
- Close To Town Centre
- Bedroom one - 15'7 x 10'3
- Bedroom Two - 13'11 x 6'8
- Bedroom Three - 11'2 x 8'5
- Family Bathroom
- Chain Free

Agents Notes

Tanners Crescent is in close proximity to excellent transport links Herford North (Moorgate) and Hertford East (Liverpool Street) rail stations., also a 15minute walk to Hertford Town centre with all shops and amenities.
There is an annual service charge on this estate of £308 for maintenance of all communal land areas.
The seller is a relative of Andrew Ward estate agents and is being sold chain free.

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact us

Bradmore Green Office, 35 Bradmore Green, Brookmans Park, Herts, AL9 7QR

www.andrewward.co.uk

Our Offices

BARNET
175 High Street, Barnet EN5 5SU
Tel: 020 8441 6000
Email: barnet@andrewward.co.uk

BROOKMANS PARK
35 Bradmore Green, Brookmans Park AL9 7QR
Tel: 01707 649779
Email: brookmanspark@andrewward.co.uk

POTTERS BAR
149 High Street, Potters Bar EN6 5BB
Tel: 01707 657181
Email: pottersbar@andrewward.co.uk

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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