



Town Mill Mews, SG14 1TU  
Hertford





# Town Mill Mews, SG14 1TU

Kings Group are delighted to present this BEAUTIFUL TWO BEDROOM DETACHED HOME, located in the heart of Hertford Town Centre.

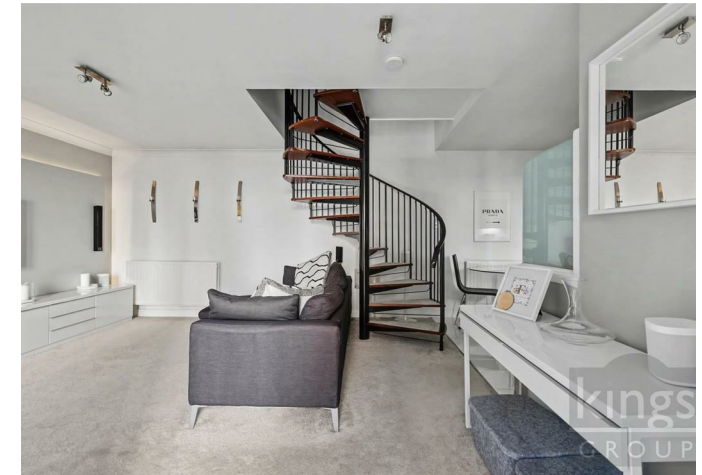
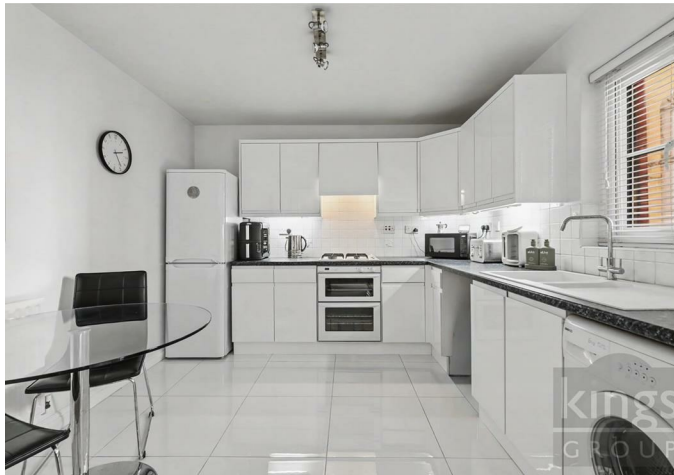
\*\*GUIDE PRICE £475,000 - £485,000\*\*

Tucked away within an exclusive and secure gated development, this beautifully presented two-bedroom detached home offers a wonderful blend of privacy, comfort and contemporary living.

Upon entering the development through secure electric gates, you immediately appreciate the sense of peace and security that this setting provides. Approaching the property, its detached design enhances both privacy and natural light throughout. Stepping inside, you are welcomed into a bright and spacious open-plan kitchen and living area — the true heart of the home. The kitchen is thoughtfully arranged with ample worktop space and storage, seamlessly flowing into the generous living and dining area. This versatile space is perfect for both everyday living and entertaining guests. Large doors open directly onto the private courtyard garden, effortlessly extending the living space outdoors and creating an ideal setting for al fresco dining, summer gatherings, or simply relaxing with a morning coffee.

Stairs rise to the first floor where the accommodation continues to impress. There are two generously sized double bedrooms, both offering comfortable proportions and space for additional furnishings. The well-appointed bathroom serves the first floor, finished to a high standard and designed for practicality as well as style. Outside, the property benefits from its own private courtyard garden — a low-maintenance yet inviting outdoor retreat. Residents also enjoy access to beautifully maintained riverside communal gardens, providing a tranquil and scenic environment rarely found, and perfect for leisurely walks or

Guide Price £475,000



- TWO BEDROOM DETACHED HOUSE
- COURTYARD GARDEN
- SECURE GATED DEVELOPMENT
- TOWN CENTRE LOCATION
- WALKING DISTANCE TO HERTFORD EAST STATION

- FREEHOLD
- STUNNING COMMUNAL GARDENS
- BEAUTIFUL CONDITION
- CLOSE TO SOUGHT AFTER SCHOOLS
- IDEAL FAMILY HOME

### Location

Situated just a short stroll from the town centre, the property benefits from immediate access to a wide range of amenities including independent boutiques, popular cafés, restaurants and well-known retailers. Hertford's twice-weekly market and selection of leisure facilities further enhance the appeal of this central yet tucked-away setting. The property is perfectly placed for riverside enjoyment, with scenic walks along the nearby River Lea and beautifully maintained green spaces providing a peaceful backdrop to everyday life.

### Travel Links

For commuters, both Hertford East railway station and Hertford North railway station are within easy reach, offering direct services into London Liverpool Street and London Moorgate respectively, making this an ideal location for those travelling into the capital. The A10 and A414 are also conveniently accessible, connecting to the M25 and wider motorway network.

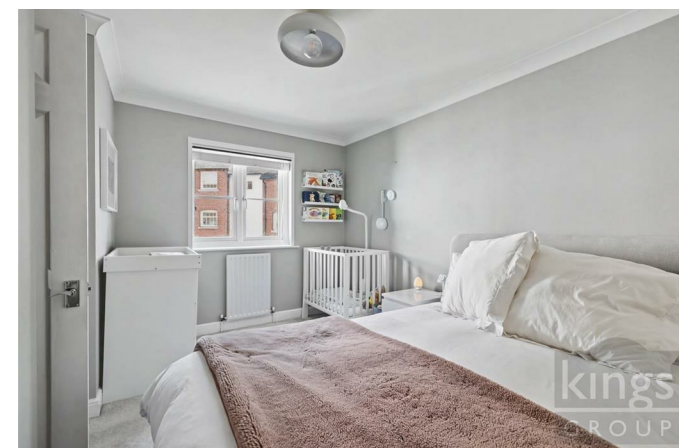
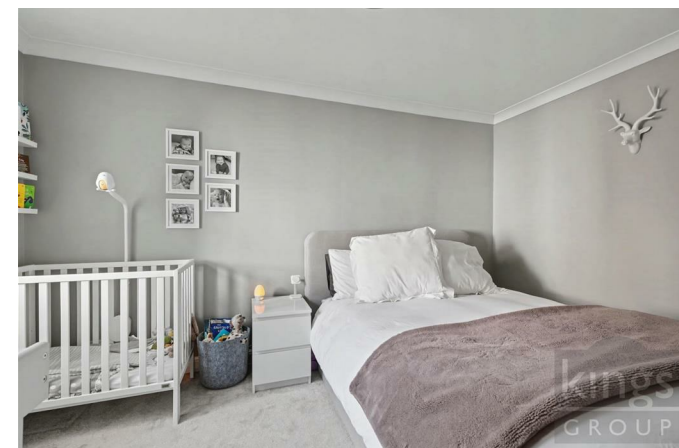
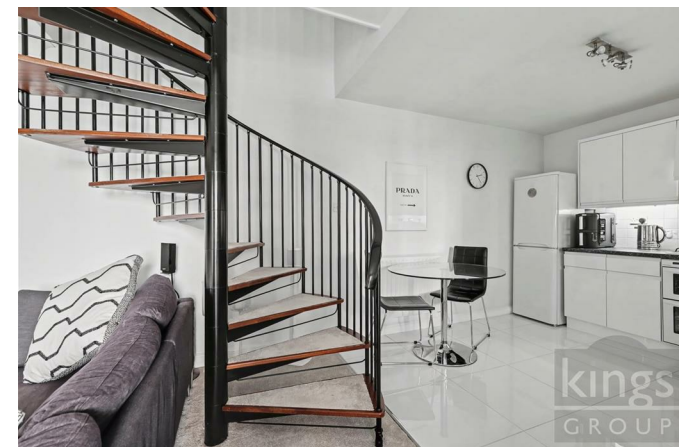
### Local Schools

With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition to the above that Town Mill Mews offers, you also have some of the areas most sought after and popular schools such as Mill Mead Primary School, Richard Hale School, Abel Smith School, Simon Balle and many more all within a short walk or drive away.

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: High, Surface Water: Low





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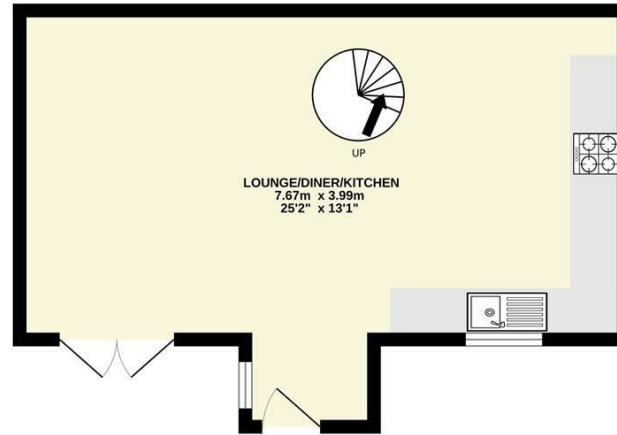


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	85	71

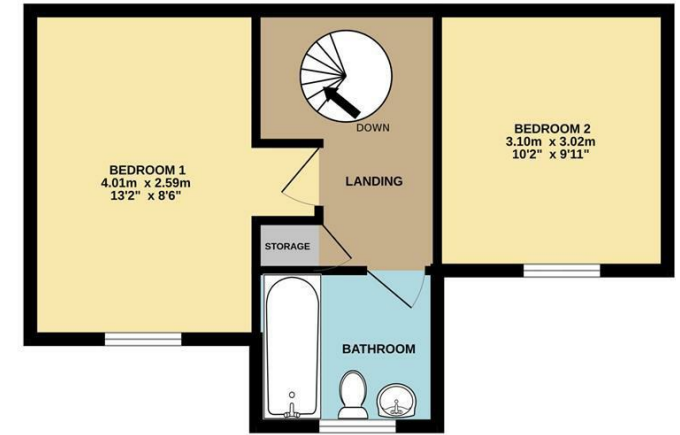
  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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