



Gwynns Walk, SG13 8AD
Hertford





Gwynns Walk, SG13 8AD

Kings Group are delighted to present this SPACIOUS THREE BEDROOM TERRACED HOUSE, an ideal family home due to its fantastic location and proximity to local schools and amenities.

Situated within a popular residential location, this well-presented three bedroom terraced home offers spacious and versatile living accommodation throughout.

Upon arrival, the property is approached via a front garden leading to a porch entrance. Once inside, there is a convenient downstairs WC positioned to the right, with a further door to the right opening into a bright and airy open plan lounge/diner, ideal for both relaxing and entertaining.

The dining area provides access to the kitchen, which is situated to the left-hand side, offering a practical layout with ample worktop and storage space. To the rear, a conservatory can be accessed from both the kitchen and dining area, creating an additional reception space with pleasant views over the garden.

The first floor comprises three well-proportioned bedrooms, including two doubles and a larger-than-average single bedroom, all served by a family bathroom.

Externally, the property benefits from a landscaped rear garden, designed for ease of maintenance and outdoor enjoyment. In addition, there is a garage en bloc providing further storage or parking. There is also a key coded security gate, with no general public able to pass through the street added security and privacy.

This property represents an excellent opportunity for families or first-time buyers alike, offering well-balanced accommodation in a desirable setting

£465,000



- **THREE BEDROOM TERRACED HOUSE**
- **CHAIN FREE**
- **FRONT AND REAR GARDEN**
- **FOUR PIECE SUITE BATHROOM**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

Location

Gwynns Walk is pleasantly situated within a quiet and established residential cul-de-sac in the sought-after county town of Hertford. The location is ideal for families and commuters alike, offering a peaceful setting while remaining within easy reach of the town’s excellent amenities. Hertford town centre is just a short distance away, providing a wide range of shops, cafés, restaurants, and bars, along with a selection of supermarkets and independent retailers. The area is well regarded for its charming character, riverside walks, and historic architecture.

Travel Links

For commuters, the property benefits from convenient access to both Hertford North railway station and Hertford East railway station, offering regular services into London, making it an attractive option for those travelling into the city. Additionally, there is good road connectivity via the A10 and A414, providing access to nearby towns and the wider motorway network.

Local Schools

The property is ideally positioned within reach of a number of well-regarded schooling options, making it an excellent choice for families. At primary level, there are several popular and established schools nearby, including Abel Smith School and Simon Balle All-Through School, both of which are highly regarded locally and offer strong academic foundations, supported by an outstanding Ofsted Rating. Bengoe Primary School is also within easy reach, providing a welcoming environment and good community reputation. For secondary education, Simon Balle All-Through School continues through to secondary level and is particularly sought-after, while Richard Hale School offers a well-respected boys’ education with a long-standing history in the town. Presdales School, located in nearby Ware, is another highly regarded option.

Additional Information

Council Tax Band - D
Construction Type - Standard (Brick, Tile)

- **FREEHOLD**
- **GARAGE EN-BLOC**
- **SPACIOUS OPEN PLAN LOUNGE/DINER**
- **WALKING DISTANCE TO HERTFORD EAST STATION**
- **CLOSE TO TOWN CENTRE**

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC Rating - C





kings
GROUP







kings
GROUP



kings
GROUP





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	

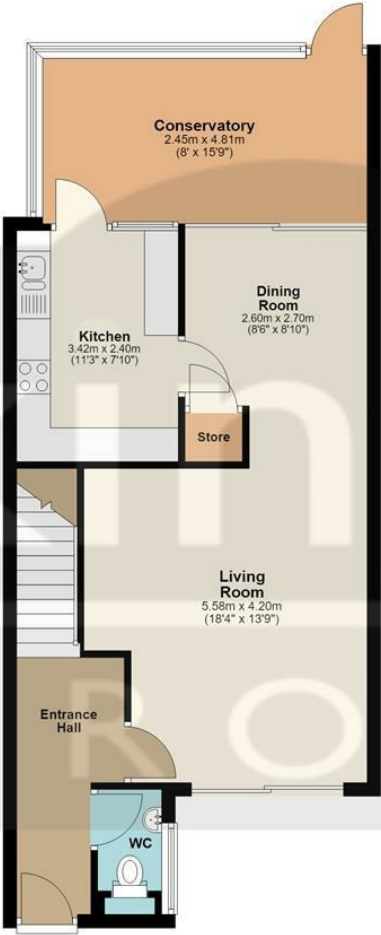
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



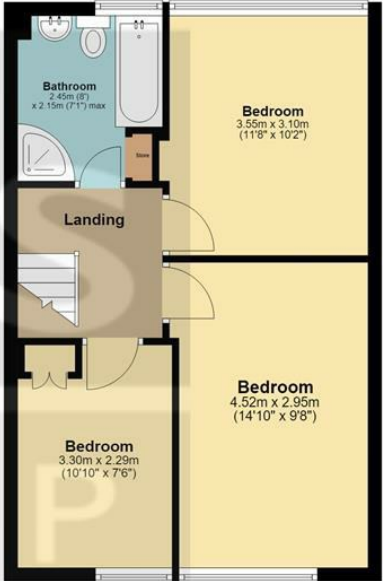
Outbuilding
Approx. 11.4 sq. metres (122.5 sq. feet)



Ground Floor
Approx. 60.4 sq. metres (650.7 sq. feet)



First Floor
Approx. 42.5 sq. metres (457.1 sq. feet)



Total area: approx. 114.3 sq. metres (1230.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Gwynns Walk

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.

28 Maidenhead Street, Hertford,
Hertfordshire, SG14 1DR
T: 01992 586570
E:
www.kings-group.net