



Norwood Close, SG14 2EX  
Hertford





kings  
GROUP

## Norwood Close, SG14 2EX

Kings Group are delighted to present this RECENTLY REFURBISHED, CHAIN FREE, TWO BEDROOM FIRST FLOOR MAISONETTE.

Welcome to this well-presented two-bedroom first-floor maisonette, offering bright, generous accommodation throughout and the added benefit of a private garden.

Entering through the ground-floor front door, you are greeted by an entrance hall with stairs rising to the first floor and the main accommodation. At the top of the landing, turning right brings you into the spacious open-plan living room — a light and inviting space ideal for both relaxing and entertaining. Further along to the right is the separate kitchen, well arranged with ample storage and worktop space. At the end of the hallway is the direct access onto a private balcony, perfect for morning coffee or evening air. Directly ahead from the landing is the modern family bathroom. To the right are two well-proportioned double bedrooms, each offering comfortable dimensions and versatile layout options.

Externally, the property enjoys its own private garden, accessed via a side gate next to the maisonette, providing a rare and highly desirable outdoor space. This appealing home combines practical layout with attractive features, making it ideal for first-time buyers, downsizers, or investors alike.

£265,000



- TWO BEDROOM FIRST FLOOR MAISONETTE
- CHAIN FREE
- PRIVATE GARDEN
- TWO DOUBLE SIZED BEDROOMS
- CLOSE TO POPULAR SCHOOLS

- LEASEHOLD
- BALCONY
- RECENTLY REFURBISHED
- LARGE LIVING SPACE
- EASY ACCESS TO HERTFORD NORTH STATION

### Location

Nestled in a peaceful residential cul-de-sac, Norwood Close enjoys an enviable position within a well-established Hertford neighbourhood. This quiet close offers a strong sense of community while being just a short drive or walk from a wealth of local amenities, transport links, and green spaces. Local green spaces are abundant: nearby Hartham Common offers riverside walks, sports facilities, playgrounds, and a peaceful natural setting in the area around Norwood Close combines suburban tranquillity with the vibrancy of Hertford's town centre, where you'll find boutique shops, cafés, weekly markets and a rich historic heritage. Hertford Castle and other heritage landmarks contribute to the town's sense of history and identity.

### Travel Links

The property benefits from excellent rail accessibility: Hertford North station is within easy reach, providing regular commuter services to London Moorgate and King's Cross. The Hertford Loop line enhances connectivity and versatility for rail travel. For drivers, the town is well-connected via the A10 and nearby major routes, and the M25, A1(M) and other key arteries are accessible for regional travel.

### 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 Norwood Close offers, you also have some of the areas most sought after and popular schools such as Hertford St Andrew Church of England Primary School, Hollybush Primary School, Hertingfordbury Cowper Primary School, The Sele School, Simon Balle School and Richard Hale School.

Council Tax Band - B

Construction Type - Standard (Brick, Tile)

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

Lease - Approx 182 Years Remaining


Service Charge - Awaiting up to date figure from vendor

Ground Rent - Awaiting up to date figure from vendor



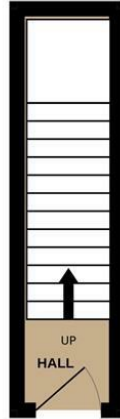


## Energy Efficiency Rating

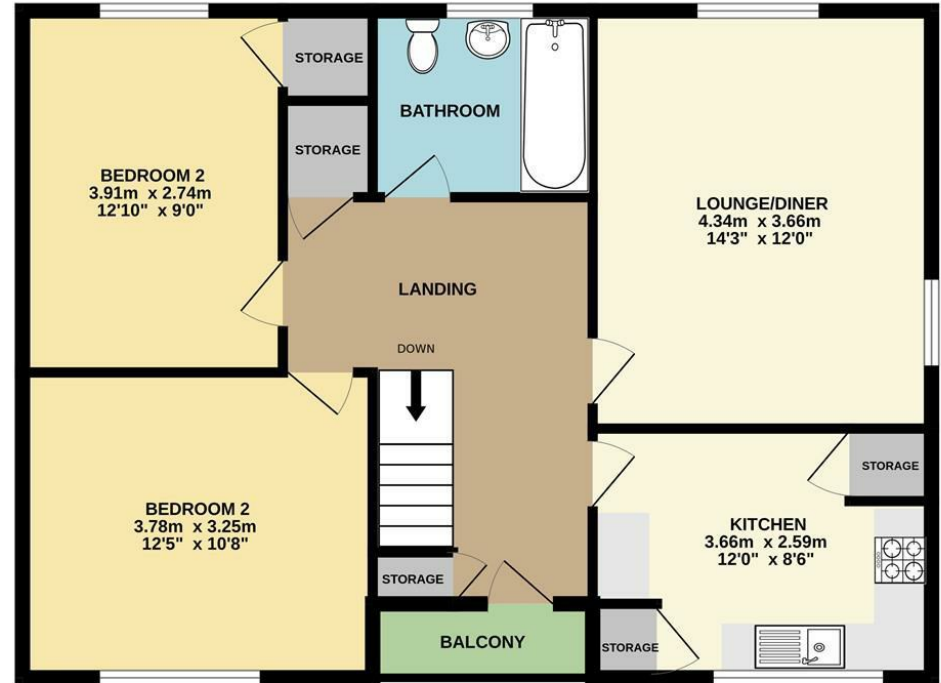
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST 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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