



1 Kinsman Mews
Hertford

An impressive new townhouse in an end-of-terrace position in a modern Hertford mews development.

The property offers up to six bedrooms and beautifully appointed accommodation across four levels, with high-quality fittings and contemporary styling throughout. Set in a convenient location, moments from Hertford's town centre and excellent transport connections.



2 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



2,057 SQ FT



**GUIDE PRICE
£1,150,000**



The property

This stylishly appointed brand new townhouse features flexible accommodation across four levels, with neutral décor and a high-quality finish throughout, including sash windows, traditional column radiators and sleek kitchen and bathroom fittings. The ground floor provides an open-plan kitchen and breakfast room with bi-fold doors opening onto the rear garden. There is wooden parquet flooring and space for a dining table, while the kitchen itself features plenty of storage, a large central island and integrated Bosch appliances and wine fridge.

On the first floor you will find a light, well-proportioned sitting room with dual Juliet balconies overlooking the rear garden. There is also a dressing room and two bedrooms on the first floor, one of which is ideal for use as a study. The other first-floor bedroom is en suite, while both second-floor bedrooms are also, including the principal bedroom with its dressing room and en suite shower room. The third floor provides a further two double bedrooms, one of which is en suite, plus an additional dressing

room.

Outside

The mews are accessed via a private road off Pegs Lane, which leads to the communal courtyard and parking area at the front. The house benefits from an integrated garage, offering secure parking. At the rear, the southwest-facing gardens provide a patio area for al fresco dining, an area newly planted with various shrubs and flowering perennials, and raised beds at the rear and side.



Location

Kinsman Mews lies in a sought-after position just moments from the centre of Hertford, the bustling county town of Hertfordshire. The town offers excellent shopping, restaurants and cafés in its characterful centre, while there is also a selection of supermarkets and a wealth of leisure facilities, including easy access to parks and green space. Hertford boasts a number of reputable schools, including the outstanding-rated Abel Smith School for primary and Simon Balle All-Through School for secondary, plus the independent Duncombe School and St. Joseph's in the Park. Brickendon Grange Golf Club and The Hertfordshire Golf & Country Club are both nearby. The town is well connected by road, with the A10 and the A1(M) both within easy reach. Meanwhile, the town's two mainline stations offer services to London Liverpool Street and Moorgate (both approximately 50 minutes).



Distances

Hertford town centre 0.3 miles
Ware 2.5 miles
Hoddesdon 4.6 miles
Welwyn Garden City 6.4 miles
Hatfield 7.5 miles
Harlow 9.5 miles

Nearby Stations

Hertford North
Hertford East
Ware
Welwyn Garden City

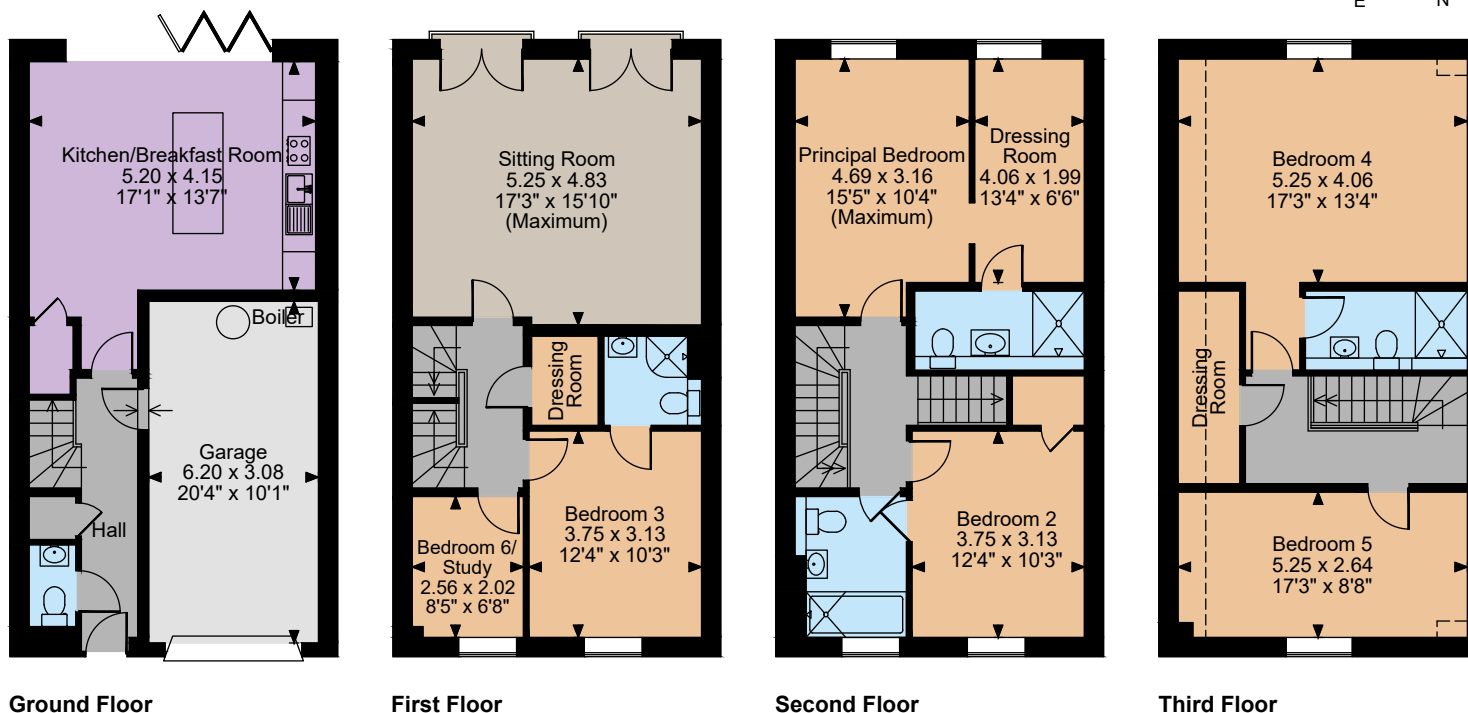
Key Locations

Panshanger Park
Lee Valley Country Park
St. Albans (historic cathedral city)
Knebworth House

Nearby Schools

Richard Hale School
Abel Smith School
Mill Mead Primary School
Simon Balle All-Through School
Morgans Primary School & Nursery
Duncombe School
St Joseph's Catholic Primary School
St Joseph's in the Park
Hollybush Primary School
Bengeo Primary School
Haileybury
St Edmunds College
Heath Mount





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,057 sq ft (191 sq m)

Garage internal area 206 sq ft (19 sq m)

Total internal area 2,263 sq ft (210 sq m)

For identification purposes only.

Directions

SG13 8EW

///What3words: force.firm.friend – brings you to the driveway

General

Local Authority: East Herts District Council

Services: Electricity, gas, mains water and drainage

Council Tax: TBC

EPC Rating: B

Service/Maintenance Charge: TBC - the fee to be set by the property owners themselves as they will all be shareholders in the Kinsman Mews Management Company.

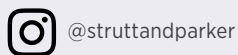
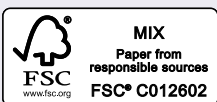
At present the forecast is between £246 and £366 per year for plots 1 and 2, depending on required services, i.e. window cleaners, gardeners etc.

Cuffley Branch

Sopers House, Sopers Road, Cuffley EN6 4RY

01707 524206

cuffleybranch@struttandparker.com
struttandparker.com



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