



6 Kinsman Mews

Hertford, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A contemporary mews townhouse with four bedrooms, in a convenient Hertford setting

A stylishly appointed property with high-quality contemporary fittings and décor throughout. The house is arranged across three levels and sits in a sought-after and convenient location just moments from the centre of Hertford, providing easy access to town's amenities and transport connections, while also allowing easy access to the surrounding countryside.



1 RECEPTION ROOM



4 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



1,518 SQ FT



**GUIDE PRICE
£895,000**

The property

6 Kinsman Mews is part of a small and exclusive new mews development in the centre of Hertford. The styling is neutral and modern throughout, with plenty of natural light from full-height windows at the rear and sash windows at the front. On the ground floor there is a well-proportioned, social kitchen with a breakfast bar and space for either a seating area or dining table. There are sleek fitted kitchen units to base and wall level, as well as integrated appliances, while bi-fold doors open onto the landscaped rear garden.

On the first floor the sitting room has wooden parquet flooring, a column radiator, recessed LED lighting and a central pendant light, as well as dual Juliet balconies overlooking the rear garden and welcoming plenty of natural light. The first floor also provides two bedrooms, one of which has an en suite shower room, with the second bedroom being ideal for use as a study or play room.

There are a further two double bedrooms on the second floor, including the generous principal bedroom with its dressing room and en suite shower room. Additionally, the second floor has a family bathroom with an over-bath shower.

Outside

Kinsman Mews is accessed via a private road off Pegs Lane, which leads to a shared courtyard and parking area at the front of the house. There is an integrated garage at the front of the property for further parking or home storage. At the rear, the southwest-facing garden has been elegantly landscaped and features a patio for al fresco dining, along with gravel pathways, a terraced area at the back of the garden and border beds with various shrubs and flowering perennials. The garden is enclosed on either side by high timber fencing.



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 offers several 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

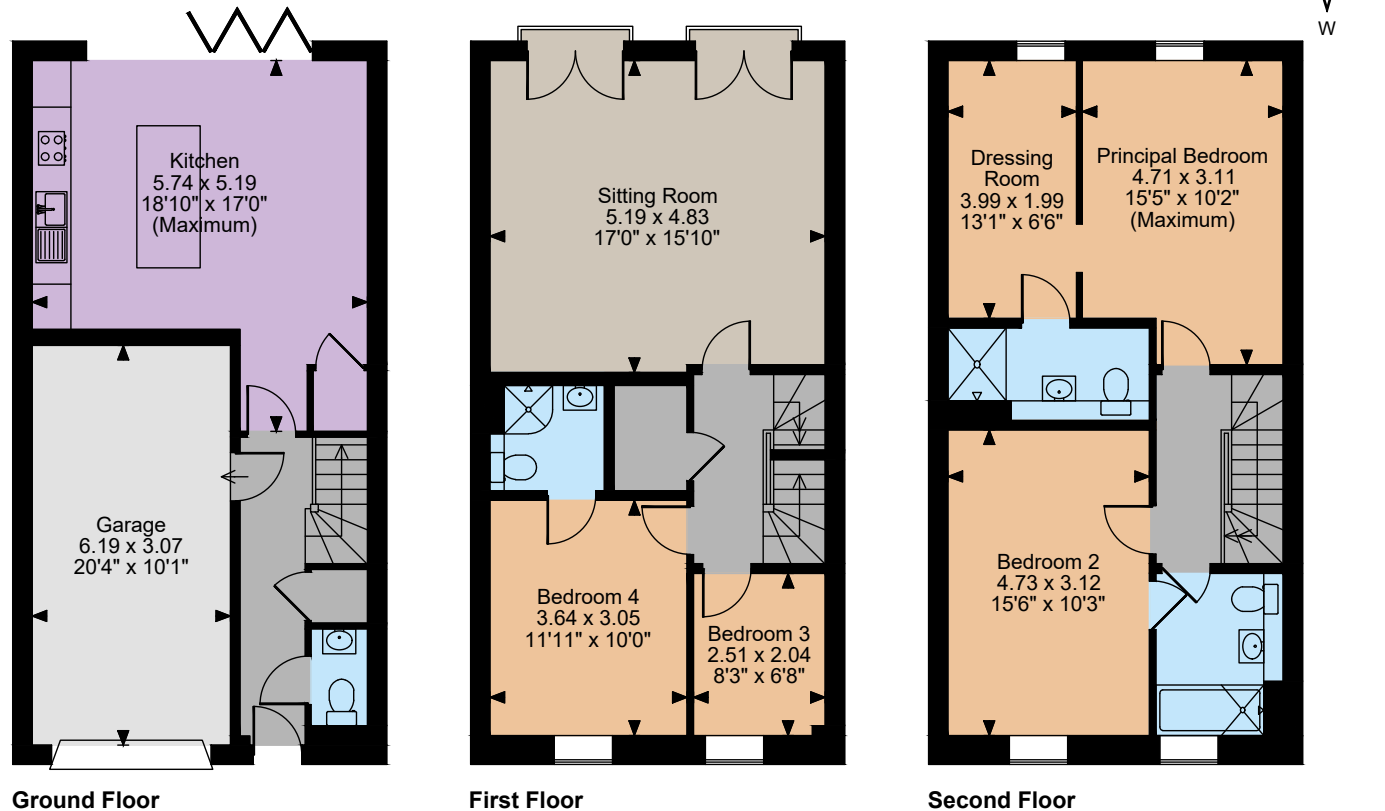
Key Locations

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





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

House internal area 1,518 sq ft (141 sq m)
Garage internal area 205 sq ft (19 sq m)
Total internal area 1,723 sq ft (160 sq m)
For identification purposes only.

Directions
SG13 8EQ

///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

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 each property, depending on required services, i.e. window cleaners, gardeners etc.

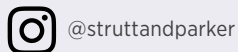
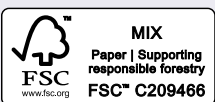
Cuffley Branch

Sopers House, Sopers Road, Cuffley EN6 4RY

01707 524206

cuffleybranch@struttandparker.com
struttandparker.com

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