












2 Kinsman Mews  
Hertford



A stylishly appointed mews property with up to six bedrooms and flexible, comfortable accommodation across four levels.

The property features modern styling and an impressive finish with high-quality fittings throughout. The mews development is located in a sought-after setting within moments of Hertford's bustling town centre and convenient transport connections.

	<b>2 RECEPTION ROOMS</b>		<b>6 BEDROOMS</b>		<b>4 BATHROOMS</b>
	<b>GARAGE</b>		<b>GARDEN</b>		<b>FREEHOLD</b>
	<b>TOWN</b>		<b>2,040 SQ FT</b>		<b>GUIDE PRICE £1,135,000</b>



**The property**

This six-bedroom brand new townhouse occupies a mid-terrace position in this small mews collection of homes, set on a private road in the heart of Hertford. The accommodation is arranged across four levels, with the ground level featuring an open-plan kitchen and breakfast room with space for a family dining table and bi-fold doors opening onto the southwest-facing rear garden. The kitchen itself has contemporary fitted units, a central island with a breakfast bar and integrated Bosch appliances and wine fridge.

There are six bedrooms arranged across the first, second and third floors, with one of the first-floor bedrooms being ideal for use as a study or nursery. The first floor also has a well-proportioned sitting room with dual Juliet balconies welcoming plenty of sunlight throughout the day. The main first-floor bedroom is en suite, while both second floor bedrooms are also en suite, including the principal bedroom, which additionally benefits from a large dressing room. On the second floor, one further

bedroom is en suite, while the sixth bedroom is ideal for use as a further reception room, a studio or a large home office if required.

**Outside**

Access to Kinsman Mews is via a private road off Pegs Lane, which leads to the open courtyard and parking area at the front of the house. The property features an integrated garage for further parking or home storage. At the rear, the southwest-facing garden feature a paved terrace area for al fresco dining, as well as newly landscaped gardens with various shrubs and perennials, gravel pathways and steps leading to an elevated gravel bed at the end of the gardens.



## 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

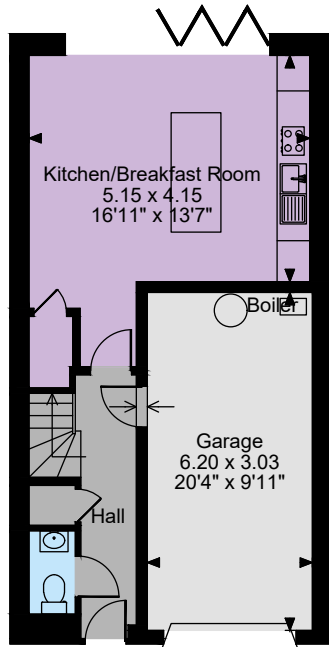
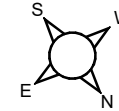
## Key Locations

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

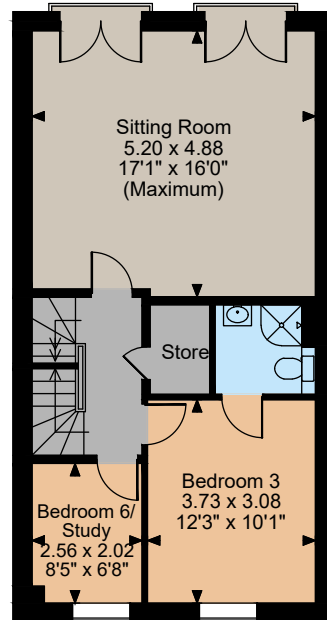
## Nearby Schools

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  
Heath Mount  
St Edmunds College  
Haileybury

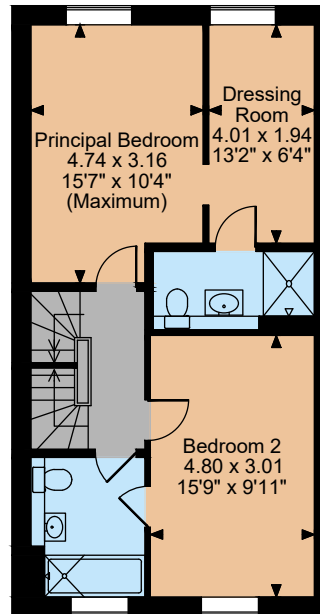




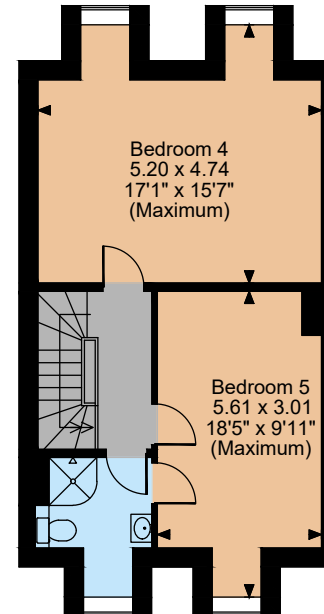
Ground Floor



First Floor



Second Floor



Third Floor

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 2,040 sq ft (189 sq m)

Garage internal area 202 sq ft (19 sq m)

Total internal area 2,242 sq ft (208 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.

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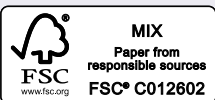
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