



Tolmers Mews
Newgate Street, Hertford SG13

1 Tolmers Mews

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Nestled in a quiet mews just off Carbone Hill, this delightful property is set within beautiful gardens and boasts access to stunning communal grounds, all within a secure, gated entrance.

The property provides versatile living space, featuring an inviting entrance hall, a spacious living room with striking exposed brickwork, and a well-equipped fitted kitchen.

The two generously-sized double bedrooms include one with built-in wardrobes, and the other with French doors leading directly to the tranquil garden.

A modern, fully tiled bathroom completes the accommodation. The property also benefits from electric gated access and parking areas, with a charming courtyard garden approach.

As part of a former Georgian estate, this lodge offers use of the beautiful, mature communal grounds, making it a truly unique and idyllic country house setting.

Tolmers Mews was the carriage house and stables adjoining the Manor House of Tolmers Park a Grade II listed Manor House and is set in a popular village convenient for local amenities, transport links and several highly regarded schools including Queenswood girl's school and Lochinver House boy's school. The property also enjoys a delightful rural feel.





























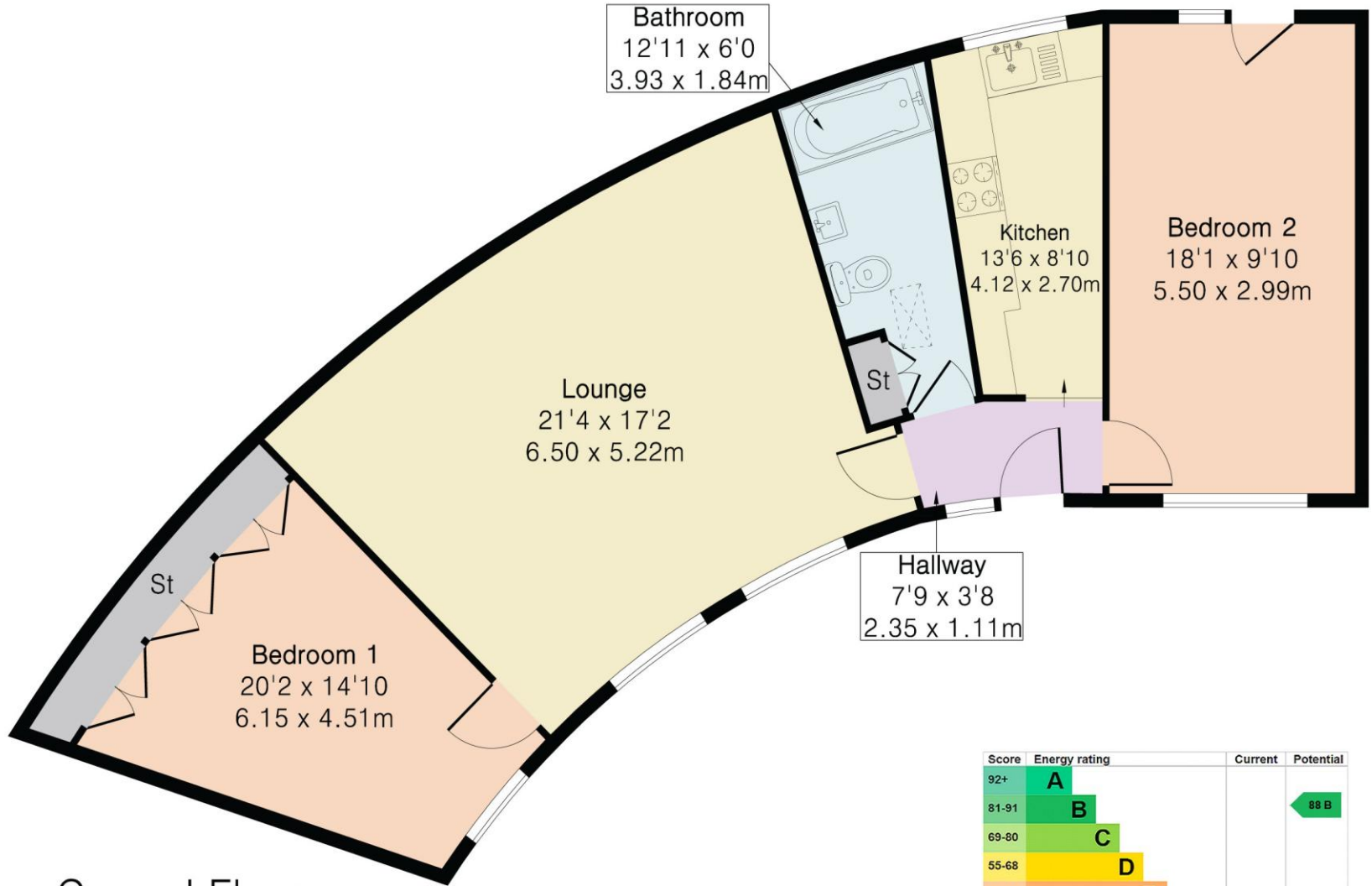




Approximate Gross Internal Area 843 sq ft - 78 sq m



Local Authority:
Welwyn & Hatfield
Council Tax Band: E
FREEHOLD



Ground Floor

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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