



Burleigh Road, SG13 7EZ
Hertford





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Kings group are DELIGHTED to bring to market this THREE BEDROOM END TERRACE HOUSE for sale WITHIN HERTFORD SELLING CHAIN FREE!

The ground floor of the property is comprised of an Entrance Hall leading to the bright lounge and the dining room which is linked with a practical kitchen. Adjacent to the kitchen is the utility room which leads to the downstairs shower room. As you go onto the first floor, you are met with two great size double bedrooms and one great size single bedroom all accompanied with built in wardrobes. The property is also complimented with a south-east facing garden.

This fantastic house offers amazing links to both Hertford East Railway Station (0.96 miles) and Hertford North Railway Station (1.75 miles) offering a direct link into London. There is also an added advantage of being situated near some of the areas most popular schools such as Wheatcroft Primary School (0.21miles) and Presdales School (0.87 Miles). Additionally, local shops and amenities are also close with Hertford Town Centre being 1.2 miles away (6 minute drive) where there are an abundance of supermarkets, banks, restaurants and other high street shops to choose from.

Hertford, the county town of Hertfordshire, offers a rich blend of history and modern charm. With its ancient origins and landmarks like Hertford Castle, it boasts a well-preserved medieval town center. The scenic River Lea and surrounding countryside provide beautiful green spaces for outdoor activities.

For more information on the local amenities, please visit <https://www.kingsgroup.net/branches/hertford/> and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links and even more!

£460,000



- **THREE BEDROOM END TERRACE HOUSE**
- **SOUTH-EAST FACING GARDEN**
- **SPACIOUS THROUGHOUT**
- **CATCHMENT AREA OF GREAT PRIMARY AND SECONDARY SCHOOLS**
- **6 MINUTE DRIVE TO HERTFORD TOWN CENTRE**

Entrance Hall

Stairs to first floor landing, Double glazed opaque window at front aspect, Single radiator, Laminate flooring, Smoke alarm, Power points

Downstairs Shower Room

Double glazed opaque window at side aspect, Heated towel rail, Tiled flooring, Extractor fan, Electric shower, Wash basin with vanity unit under, Low level WC, Tiled walls

Lounge 13'11 x 12'9 (4.24m x 3.89m)

Double glazed windows at side and rear aspect, Double radiator, Laminate flooring, TV Aerial point, Power points, Spotlights

Dining Room 10'11 x 9'10 (3.33m x 3.00m)

Double glazed window at front aspect, Single radiator, Laminate flooring, Power points

Kitchen 9'11 x 8'11 (3.02m x 2.72m)

Double glazed window at rear aspect, Laminate flooring, Tiled splash backs, Freestanding gas oven, Chimney style extractor fan, Freestanding fridge, Sink with drainer unit, Power points

Utility Room

Double glazed opaque window at side aspect, Tiled flooring, Freestanding freezer, Plumbing for washing machine, Double glazed door leading to garden, Power points

First Floor Landing

Loft Access, Laminate flooring, Power points

Bathroom

Double glazed opaque window at front aspect, Heated towel rail, Tiled flooring, Extractor fan, panel enclosed bath with

- ***CHAIN FREE***
- **DOWNSTAIRS SHOWER ROOM ALONG WITH UPSTAIRS BATHROOM**
- **GARDEN BACKS ONTO FOREST AREA**
- **0.96 MILES FROM HERTFORD EAST TRAIN STATION AND 1.75 MILES FROM HERTFORD NORTH TRAIN STATION A**
- **COUNCIL TAX BAND C**

shower attached, Wash basin with vanity unit under, Low level WC, Tiled walls, Spotlights

Bedroom One 13'11 x 9'7 (4.24m x 2.92m)

Double glazed window at rear aspect, Double radiator, Laminate flooring, Built in wardrobes, Power points

Bedroom Two 13'11 x 12'21 (4.24m x 3.66m)

Double glazed window at rear aspect, Single radiator, Laminate flooring, Built in wardrobes, Power points

Bedroom Three 9'7 x 8'0 (2.92m x 2.44m)

Double glazed window at front aspect, Laminate flooring, Built in wardrobes, Power points

Garden

Approx : 40ft x 25ft , South-East facing garden, Backing onto a forest, Side Access





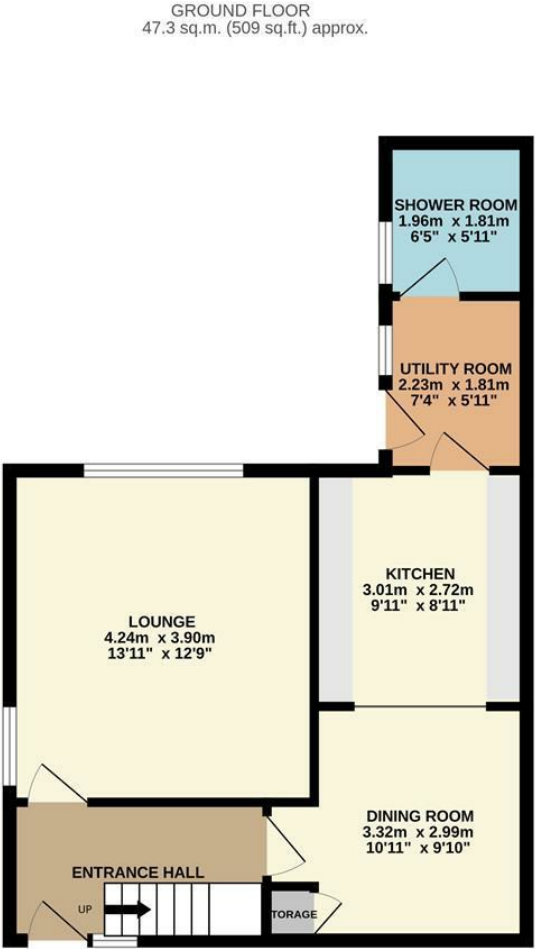
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| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-10) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



TOTAL FLOOR AREA : 87.0 sq.m. (936 sq.ft.) approx.

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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