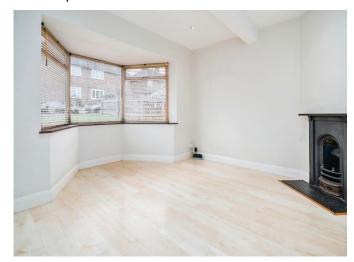






Welcome to Cecil Road, Hertford

This three-bedroom semi-detached family home presents an ideal canvas for personalization, offering spacious living areas that await a touch of cosmetic updating. With offstreet parking for multiple cars, the property boasts a generously-sized private rear garden with a newly fitted outside summerhouse/workshop. Inside, you'll find a downstairs cloakroom, an upstairs family bathroom, a utility room, and an open-plan kitchen/dining area complemented by a separate front living room. The potential for extension pending customary planning permissions adds value to this residence, strategically located in a sought-after area within walking distance to Hertford Town Centre and reputable schools.













-Accommodation Overview-

Entrance Hall:

Single glazed window to side aspect, laminate flooring, radiator.

Downstairs Cloakroom:

Double glazed window to rear aspect, WC, wash hand basin with mixer tap.

Lounge:

Double glazed bay window to front aspect, laminate flooring, feature fireplace, spot lighting, radiator.

Open Plan Kitchen/dining Room:

Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap over, electric hob with oven beneath and extractor canopy over, integrated dishwasher, double glazed window to rear aspect, laminate flooring, sliding patio door leading to rear garden.

Utility Room:

Double glazed window to front aspect, base units with work surface, tiled flooring, plumbing for washing machine, double glazed patio door leading to rear garden.

-First Floor Landing-

Window to side aspect, door to all rooms.

Bedroom One:

Single glazed window to front aspect, wood flooring, storage cupboards, radiator.

Bedroom Two:

Single glazed window to rear aspect, two storage cupboards, wood flooring and power points.

Bedroom Three:

Single glazed window to front aspect, wood flooring, storage cupboard, radiator.

Bathroom:

Three piece suite comprising of panel enclosed bath with shower over, wash hand basin with mixer tap, WC, tiled walls, chrome heated towel rail, obscure single glazed window to front aspect.

-Exterior-

Rear Garden:

Decked area leading to lawn fence boundary walls, trees and shrubs, summer house.

Summer House

External Storage

Parking:

Off street parking to front or mutiple cars.









Welcome to

Cecil Road, Hertford

- A Three Bedroom Semi-Detached Family Home
- Lounge & Dining Room
- Fitted Modern Kitchen
- A Generous Plot Offering Scope For Extention (STPP)
- Off Street Parking
- Summer House & Large Storage Store
- Favored Catchment For Schooling

Tenure: Freehold EPC Rating: C



Total floor area 12.2.0 m² (1,314 sq.1), approx This floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate, level areas (including any total floor area), openings and orientation are approximate. It is not considered to the property of the pro



Offers In Excess Of

£450,000









Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref: HFD107329 – 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire, SG14 1ER



williamhbrown.co.uk