



Cecil Road, Hertford, SG13 8HR

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 off-street 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 multiple cars.



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Welcome to

Cecil Road, Hertford

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

Tenure: Freehold EPC Rating: C



Total floor area 122.0 m² (1,314 sq.ft.) 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. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.foolsgate.com



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£450,000



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Property Ref:
HFD107329 – 0002

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