



Purkiss Road, Hertford, SG13 8JA

Welcome to Purkiss Road, Hertford

****CHAIN FREE**** Enjoying a good-sized family garden is this spacious three bedroom family home located in the popular SG13 catchment area. The property offers a modern kitchen, two reception rooms, downstairs shower and utility room, three bedrooms and family bathroom. Outside there is a delightful leafy and green rear garden in excess of 100 ft., perfect for family fun. There is also excellent transport links, shops, bars and restaurants of central Hertford, and of course Hartham Common and the River Lea, as well as Hertford's Saturday street market this property is also only a short walk from SIMON BALLE & RICHARD HALE SCHOOL.



-Accommodation Overview-

Entrance Hall:

Stairs to first floor, door to lounge, obscure double glazed window.

Downstairs Cloakroom

Downstairs Shower Room

Dining Room:

12' 2" x 9' 2" (3.71m x 2.79m)

Double glazed busy windows to front aspect, door to kitchen, laminate flooring,

Lounge:

12' 6" x 12' 2" (3.81m x 3.71m)

Utility Room:

6' 3" x 5' 7" (1.91m x 1.70m)

Double glazed window to front aspect, plumbing for washing machine and dryer.

Kitchen:

9' 6" x 7' 6" (2.90m x 2.29m)

Fitted wall and base units with work surface over, single bowl single drainer sink unit with, mixer tap over, gas hob with oven beneath, space for dishwasher,

-First Floor Landing-

Double glazed window to side aspect, door to all rooms.

Bedroom One:

12' 4" x 10' 2" (3.76m x 3.10m)

Double glazed window to front aspect, storage cupboard, radiator,

Bedroom Two:

12' 4" x 11' 7" (3.76m x 3.53m)

Double glazed window to rear aspect, two storage cupboards, radiator.

Bedroom Three:

8' 11" x 7' 11" (2.72m x 2.41m)

Double glazed window to front aspect, storage cupboard, radiator.

Bathroom:

Three piece suite comprising of panel enclosed bath with shower over, pedestal wash hand basin with mixer tap over, WC, tiled walls, obscure double glazed window.

-Exterior-

Rear Garden:

In excess of 100 ft. mainly laid to lawn, fence boundary wall,

Front Garden

Parking



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Welcome to

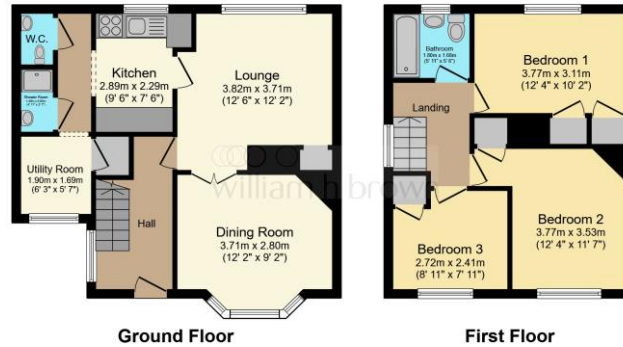
Purkiss Road, Hertford

- Downstairs Shower Room & Cloakroom
- Good Sized Rear Garden
- Two Reception Rooms
- Utility Room
- Family Bathroom
- Chain Free

Tenure: Freehold EPC Rating: D

Guide Price

£450,000



Total floor area 85.6 sq.m. (921 sq.ft.) approx
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107120 - 0001

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william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk