



7 Park Road, Hertford, SG13 7LF  
Asking Price £650,000



## 7 Park Road, Hertford, SG13 7LF

Spacious Three/Four Bedroom Family Home - Situated in the heart of Hertford, Walking distance to both Hertford North & East station, Modernized throughout, Three Reception Rooms, Two Bathrooms and additional downstairs cloakroom, Utility, Good Size rear garden.

This home is located in within catchment of excellent local schools, amenities and transport links and early viewings are highly recommended to avoid disappointment.



## Summary

Internally the property comprises of a dining room with original feature fireplace and bespoke panelling detail, leading to the bright lounge space with continuation of panelling and exposed floorboards, door leading to lower level basement space that has been renovated to create a further reception room or potential bedroom, utility space with ample room for a washing machine and dryer. The kitchen space boasts matching eye and base level units, tiled splashbacks, stainless steel sink, space for fridge and freezer, doors leading to the rear garden, door leading to downstairs w/c with wash hand basin.

The first floor accommodation, bedroom one is a large double with feature fireplace and door leading to ensuite bathroom with corner shower and free standing bath with tiled flooring, w/c, wash hand basin and heated towel rail. Bedroom two is further double with bespoke fitted wardrobes.

Second Floor benefits from a further double bedroom with ample space for wardrobes and draw units, separate bathroom with free standing bath, tiled flooring, w/c, wash hand basin and heated towel rail, Velux windows allow an abundance of natural light.

Externally, the property has a well maintained rear garden with raised decking area perfect for seating, enclosed by panelled fencing, mainly laid to lawn.

The property also benefits from bespoke fitted shutter blinds throughout, UPVC double glazed windows and gas central heating.

## Entrance Hallway

## Dining Room

## Living Room

## Kitchen

## Cloakroom

## Basement/Bedroom Four

## First Floor Landing

## Bedroom One

## En-Suite

## Bedroom Two

## Second Floor Landing

## Bedroom Three

## Bathroom

## Outside

## Front Garden

## Rear Garden



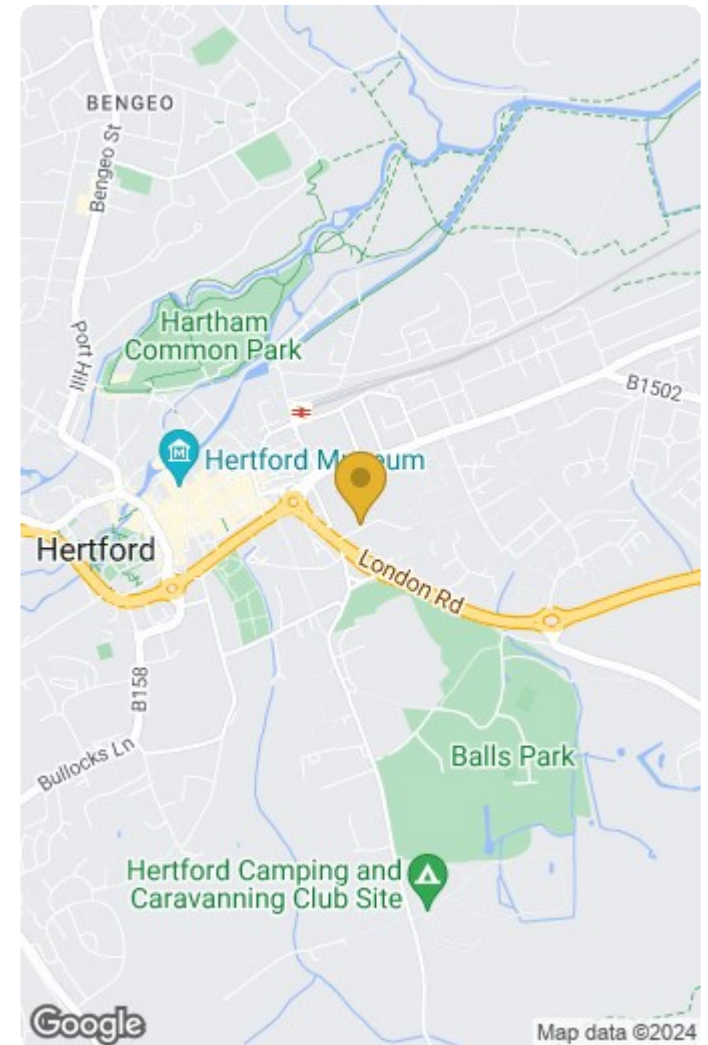




Approximate Gross Internal Area  
 120.12 sq m / 1292.96 sq ft  
 (Including Basement)  
 Basement Area 19.32 sq m / 207.95 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: [he@lanesproperty.co.uk](mailto:he@lanesproperty.co.uk) [www.lanesproperty.co.uk](http://www.lanesproperty.co.uk)

