



SIMPLY HOMES

Park Road

Hertford SG13 7LF

Price Guide £400,000



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Chain Free - A well-appointed and peacefully located 3 bedroom end of terrace family home in need of modernisation. This home is sat at the back of the development with unusually large front and rear gardens. The property is catchment for both Abel Smith primary and Simon Balle all-through school which are Ofsted outstanding. Conveniently located just a short walk from Hertford town centre and both train stations with links to London's Liverpool Street and Kings Cross.

Enter via the front door into an entrance hallway with space for storing boots and coats. This leads onto the living room which has a large front aspect double glazed window overlooking the front garden. A dining room with rear aspect sliding door opening up to the private rear garden sits adjacent to the kitchen. The kitchen has a range of base and eye level units with appliances, rear aspect windows, and a side door providing access to both front and rear gardens.

The first floor starts with the landing with an airing cupboard and feeds to the three good-sized bedrooms. All bedrooms have large windows which allow natural light to generously flood through. The bedrooms are served by the rear aspect family bathroom.

To the exterior of the property, there is an impressive rear garden with an initial patio. A good sized garden shed, raised beds, shrubs and a spacious courtyard side garden which could be extended upon subject to the usual planning consents. The property also benefits from an en-bloc garage.

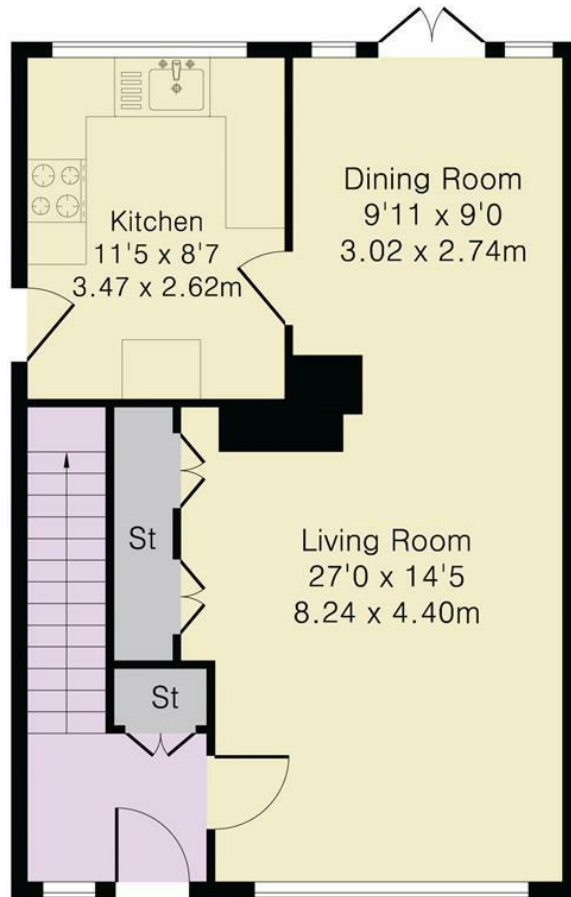




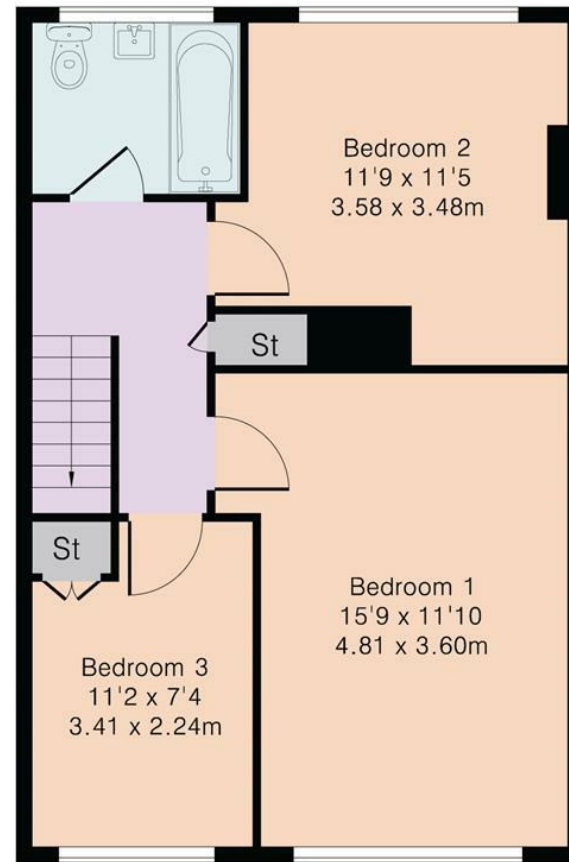
Approximate Gross Internal Area 980 sq ft - 92 sq m

Ground Floor Area 490 sq ft – 46 sq m

First Floor Area 490 sq ft – 46 sq m



Ground Floor



First Floor





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