



33, London Road, Hertford
SG13 7LG
Guide Price £995,000



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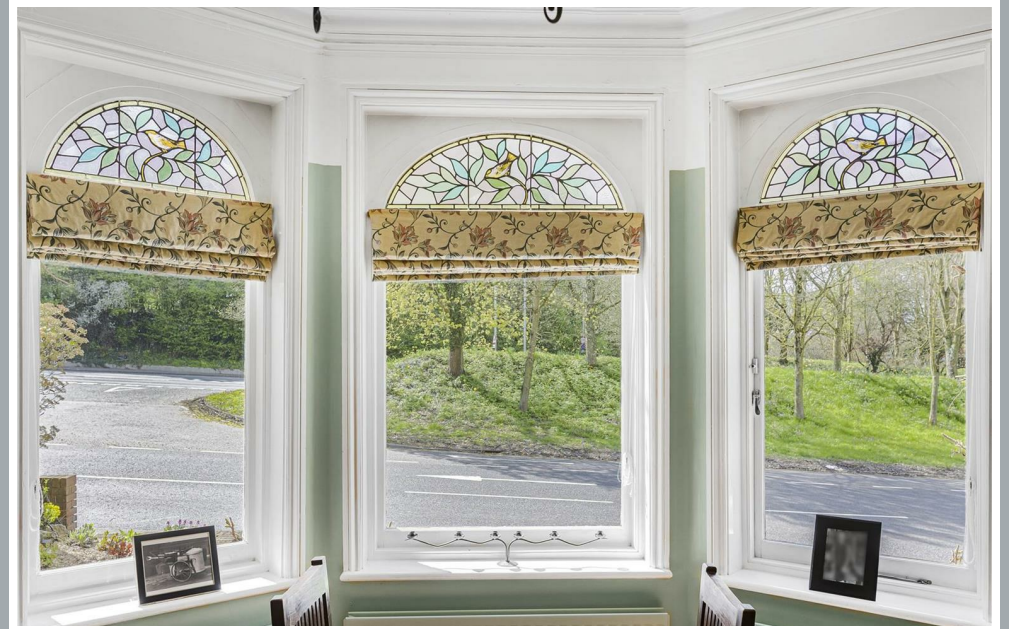
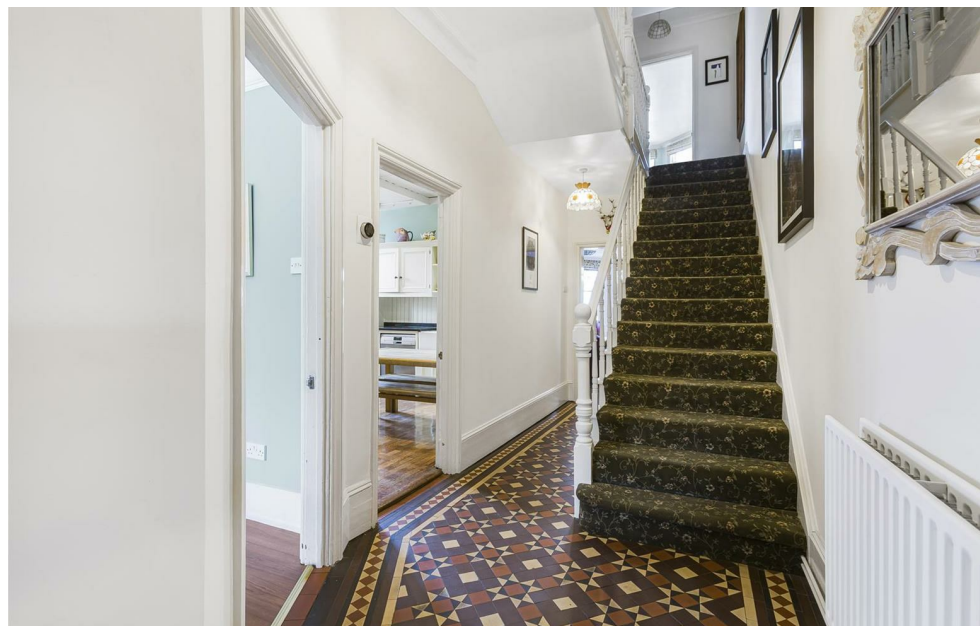
33 London Road, Hertford, Hertfordshire, SG13 7LG

A substantial 6 bedroom bay fronted Victorian semi-detached residence located only a short distance from Hertford town centre and also Simon Balle school. This handsome home offers generously proportioned accommodation with a wealth of original character features and comprises of a beautiful entrance hall, 2 reception rooms, a kitchen/diner, separate utility room and downstairs cloakroom on the ground floor. On the first floor, there is a spacious main bedroom with dressing room and en-suite shower room, 2 additional bedrooms, an en-suite shower room to bedroom 2 and a large family bathroom. On the second floor, there are 3 additional bedrooms, one with an en-suite shower room, whilst there is a sizeable basement level, currently being used as a laundry/storage space. Externally, there is driveway parking to the front and beautiful, mature gardens extending to 100ft x 40ft with a high degree of seclusion. Internal viewing is highly recommended to fully appreciate this beautiful family home.

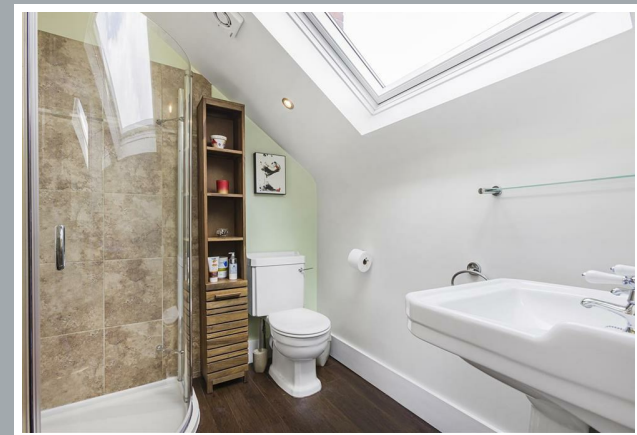
This excellent family home is located only a short distance from the Ofsted rated Outstanding Simon Balle School, along with Abel Smith JMI and Richard Hale. Hertford town centre is also only a short stroll away providing an excellent choice of shops and restaurants, along with Hertford East train station which offers services to London's Liverpool Street and Tottenham Hale. The expansive green spaces of Hartham Common are also closely offering excellent riverside walks and Hartham Leisure Centre.



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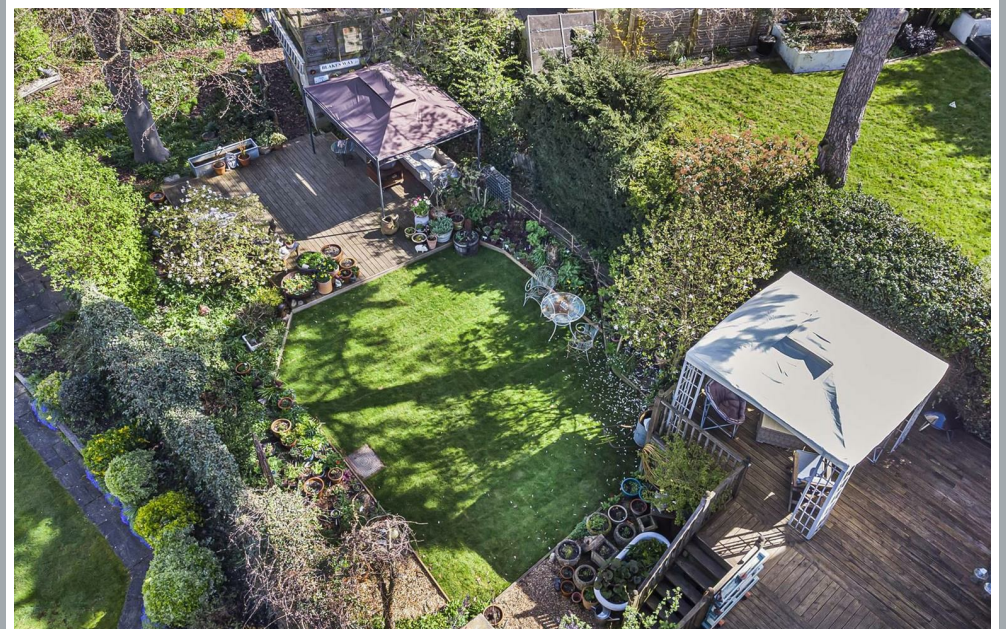
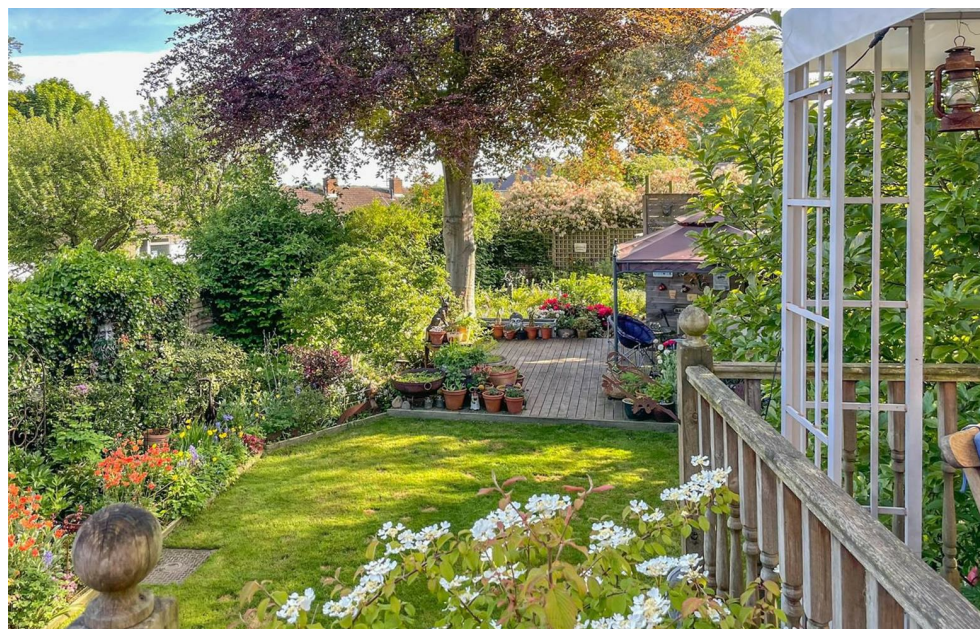
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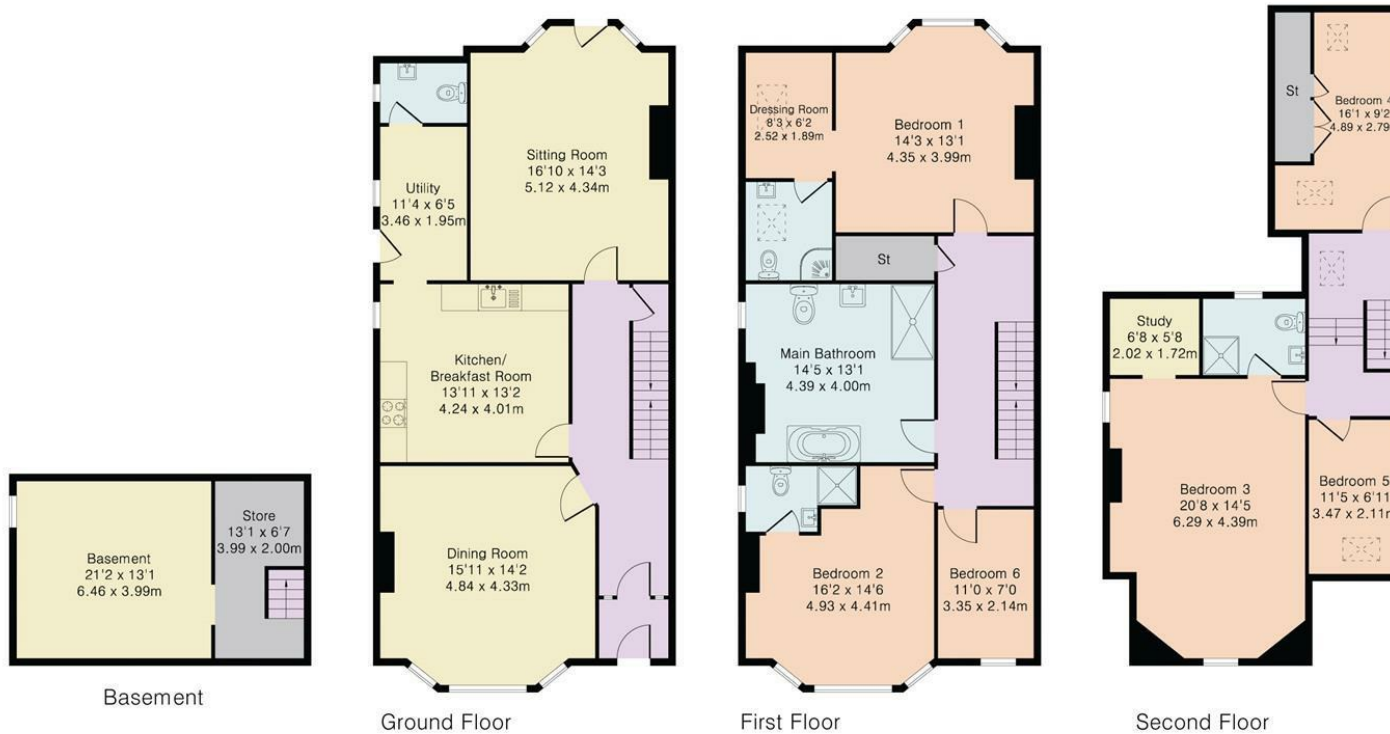


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Approximate Gross Internal Area 2938 sq ft – 273 sq m
 Basement Area 277 sq ft – 26 sq m
 Ground Floor Area 977 sq ft – 91 sq m
 First Floor Area 982 sq ft – 91 sq m
 Second Floor Area 702 sq ft – 65 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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