



33, Brookside, Hertford  
SG13 7LJ  
Guide Price £535,000



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## 33 Brookside, Hertford, Hertfordshire, SG13 7LJ

UNDER 500m AWAY FROM SIMON BALLE - A spacious and well presented three double bedroom mid terrace family home located within this popular residential road only a short distance from Hertford town centre and favoured SG13 schooling for all ages. The accommodation benefits from a spacious entrance hall, good size modern kitchen/breakfast room, open plan living room with attractive feature fireplace leading in to full width conservatory. The first floor comprises 3 good size bedrooms and a modern family bathroom. Externally, there is a sunny Westerly facing rear garden which has lots of pretty shrubs and borders with private rear access and a garage en-bloc. Internal viewing highly recommended. CHAIN FREE SALE.

Brookside is a small cul de sac residential road on the outskirts of Hertford town centre. The road provides ample parking with additional green spaces making this an ideal family location. As previously mentioned, the property is within easy reach of Hertford's favoured SG13 schooling including Abel Smith, Simon Balle and Richard Hale. Hertford town centre is also less than a mile away and provides an excellent choice of shops and restaurants, along with Hertford East mainline station.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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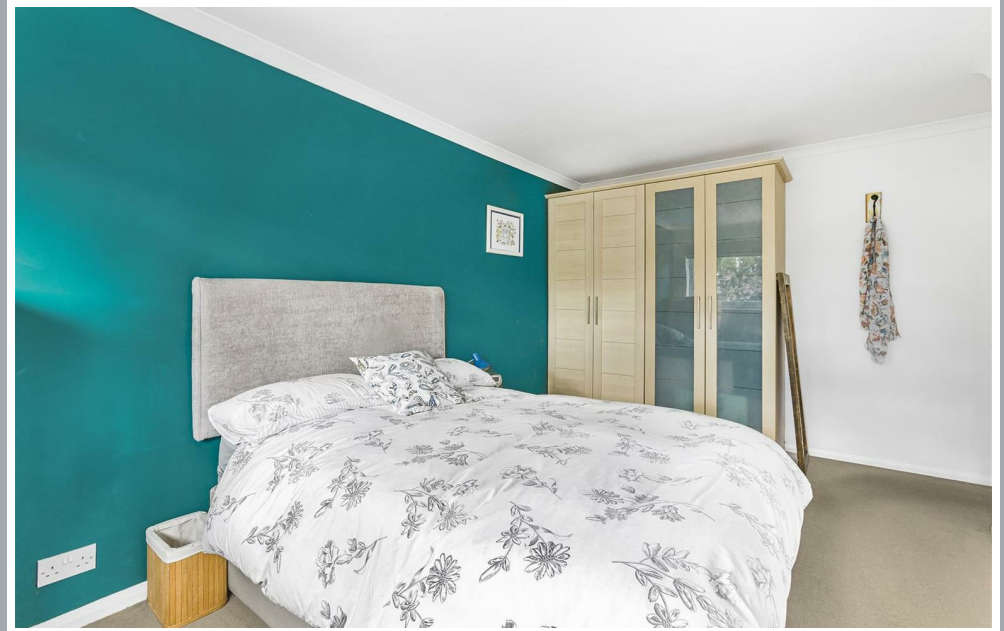






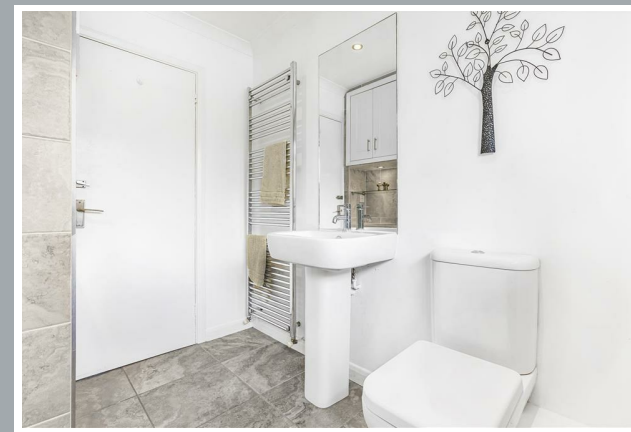
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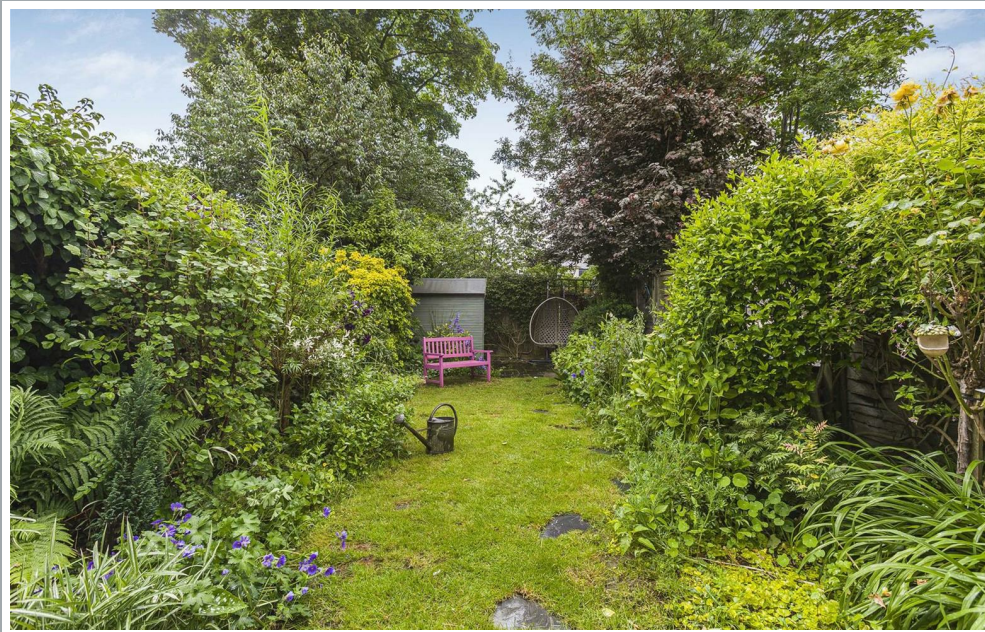


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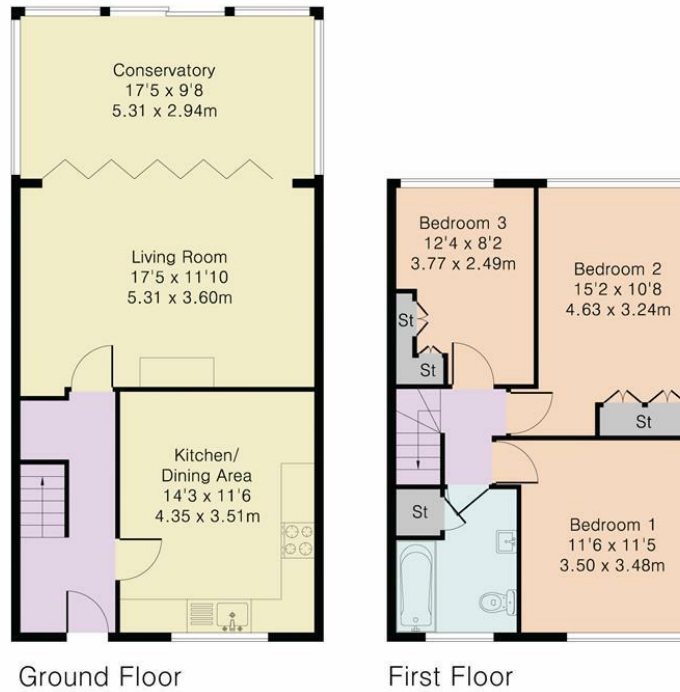




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Approximate Gross Internal Area 1047 sq ft – 98 sq m  
Ground Floor Area 609 sq ft – 57 sq m  
First Floor Area 438 sq ft – 41 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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