



39, Lilbourne Drive, Hertford  
SG13 7WS

Offers In Excess Of £475,000



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## 39 Lilbourne Drive, Hertford, Herts, SG13 7WS

\*\*\*\*CHAIN FREE\*\*\*\* A spacious and versatile 3/4 bedroom modern townhouse located within this highly sought after residential road. The flexible accommodation comprises of an entrance hall, downstairs cloakroom, utility room and a home office/bedroom four on the ground floor. On the first floor, there is a large living room and a spacious kitchen/diner, whilst on the second floor there is a master bedroom with en-suite and two smaller single bedrooms well suited to young children, plus a bathroom. Externally, the property benefits from driveway parking, a single garage and a private rear garden.

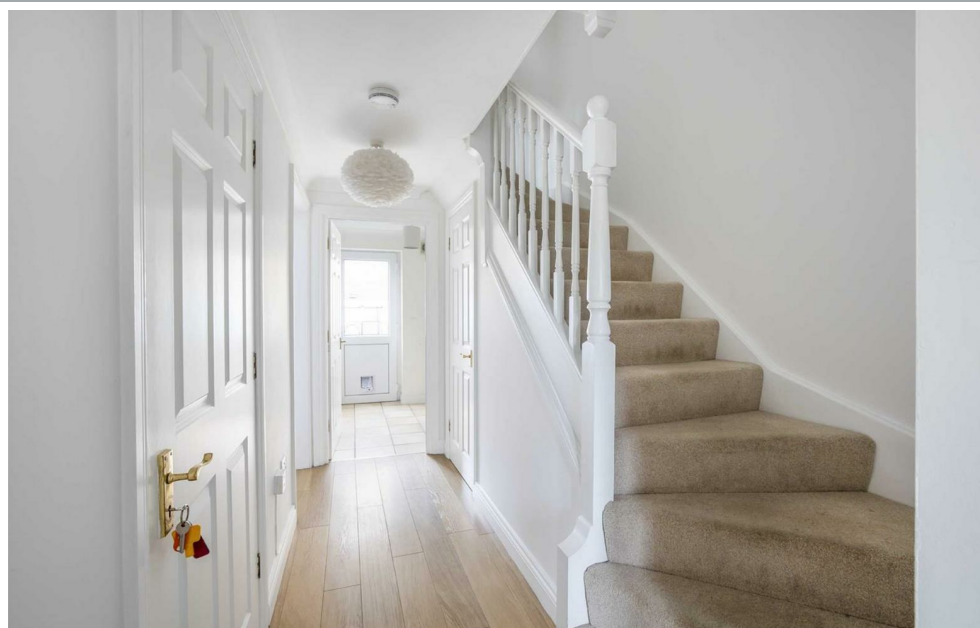
Situated within a small development of family homes, Lilbourne Drive is located on the eastern side of Hertford with convenient access to Hertford's favoured schooling. Hertford town centre is less than 1.5 miles away providing a wide choice of shops, restaurants and Hertford East mainline station which provides services to London's Liverpool Street. Hertford North train station is also nearby providing links to London's Moorgate and Kings Cross.





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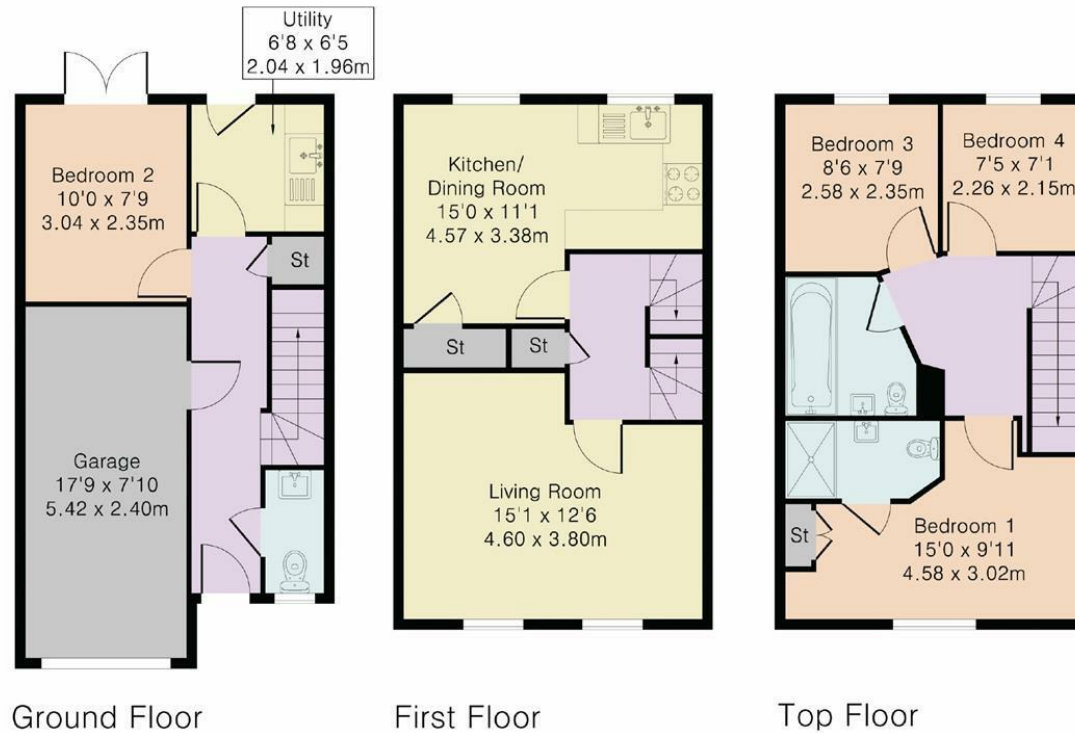


Approximate Gross Internal Area 1186 sq ft – 110 sq m

Ground Floor Area 400 sq ft – 37 sq m

First Floor Area 393 sq ft – 37 sq m

Top Floor Area 393 sq ft – 37 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 practice. 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.



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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