



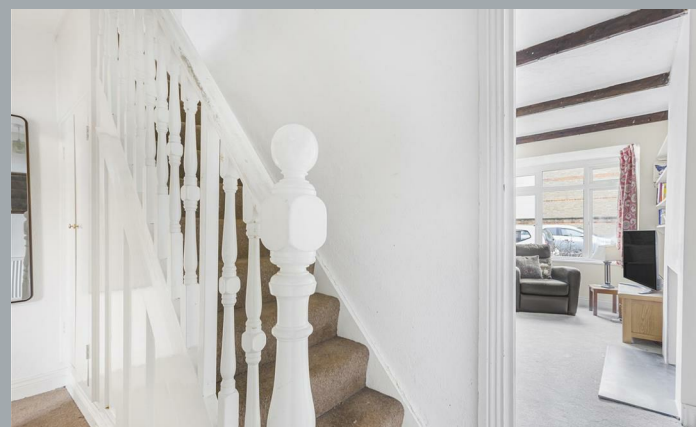
45, Talbot Street, Hertford  
SG13 7BY

Asking Price £535,000



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## 45 Talbot Street, Hertford, Hertfordshire, SG13 7BY

A deceptively spacious four-bedroom semi-detached family home which is conveniently positioned for easy access to Hertford Town Centre and Hertford East Train Station. This Victorian home boasts spacious accommodation across three floors. The ground floor comprises of a useful porch, living room, dining room which is open to the kitchen perfect for entertaining guests and there is a downstairs toilet. On the first floor, there are two generous size double bedrooms and the family bathroom suite. On the third floor, there are a further two bedrooms both of a good size. Externally, this property benefits from a paved low-maintenance rear garden. Internal viewing is highly recommended to fully appreciate this home.

This property is perfectly situated for easy access to Hertford Town Centre and Hertford East Train Station. For the commuter, Hertford East offers a regular and fast service to both London's Tottenham Hale & Liverpool Street Stations. This property is also a short distance from Hertford North Station serving regular trains to Moorgate. Talbot Street itself is only a short stroll away from Hertford Town Centre which offers a wide range of restaurants, coffee shops, bars and much more. Hartham Common and the River Lea is less than a mile away which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts, kayaking and a skatepark. Also close by is a superstore and a useful industrial park.



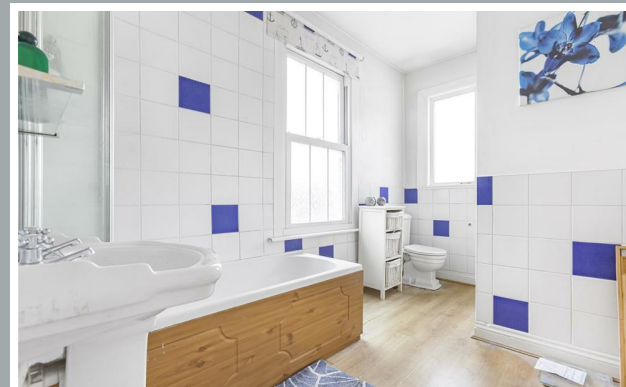
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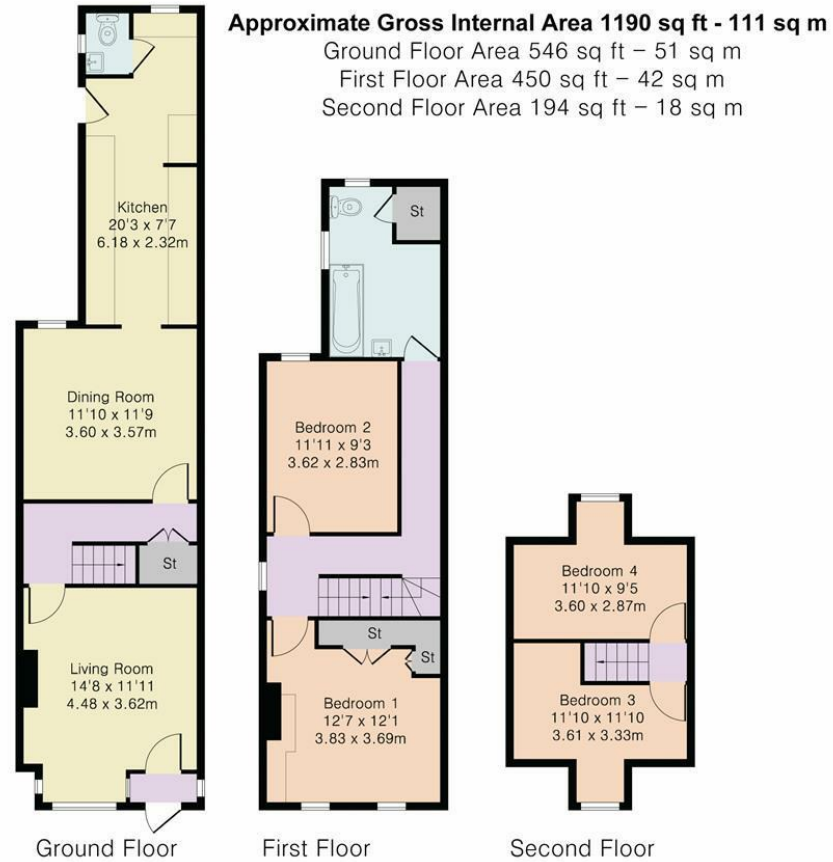
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