



52, Burnett Square, Hertford

SG14 2HD

Guide Price £425,000



stevenoates.com



52 Burnett Square, Hertford, Herts, SG14 2HD

Steven Oates are delighted to offer this two bedroom end of terrace house which is perfectly positioned on this extremely popular and quiet residential street which is only a short stroll away from local shops and Hertford North Train Station. The property is arranged over two floors and has further scope to extend, subject to the usual consents. On the ground floor, there is an entrance hallway, lounge and kitchen/diner. On the first floor, there are two double bedrooms and family bathroom. Externally, there is off street parking, garage and a secluded private rear garden. The property is being offered with no onward chain.

This excellent family home is located within a popular residential road within easy reach of Hertford North mainline train station which serves London's Moorgate and Kings Cross. There are localised shops nearby including a bakery, independent butchers and a co-op store, whilst Hertford town centre offers a wider choice of shops and restaurants.



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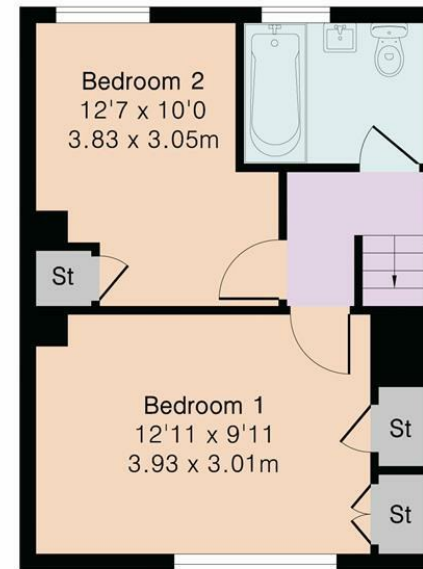
Approximate Gross Internal Area 889 sq ft - 83 sq m

Ground Floor Area 537 sq ft – 50 sq m

First Floor Area 352 sq ft – 33 sq m



Ground Floor



First Floor



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.



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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