



118, Ladywood Road, Hertford
SG14 2TA

Guide Price £375,000



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118 Ladywood Road, Hertford, Herts, SG14 2TA

A well presented two bedroom semi detached house situated in a popular cul-de-sac location, convenient for Hertford North rail station providing links into Central London, Panshanger Park and local convenience shops. The property is arranged over three levels. Upon entrance, there is a hallway with stairs leading to the lower ground floor and first floor. On the lower ground floor, there is a spacious lounge leading to the rear garden and kitchen/diner. On the first floor, there are two double bedrooms and family bathroom. Externally, there is allocated parking and a sunny South Facing rear garden with side pedestrian access. Ideal purchase for a first time buyer!

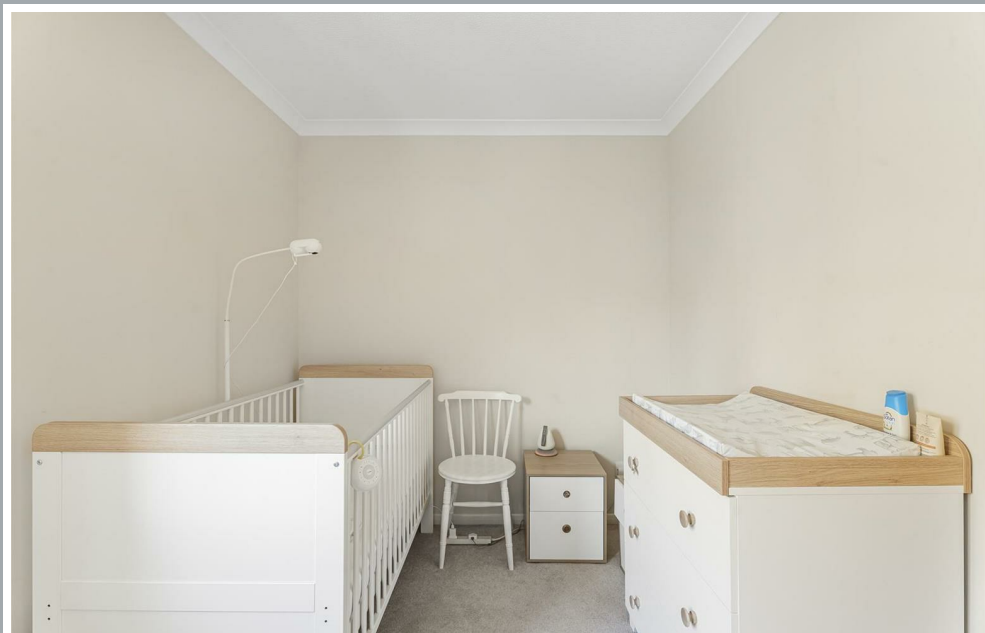
This excellent family home is located only 0.8 miles from Hertford North train station and only a short distance from the A414 which connects to the A1(m). Hertford town centre which is an idyllic county town, is just over 1 mile away providing an excellent choice of restaurants, shops and supermarkets, along with numerous private and public sports clubs and facilities.



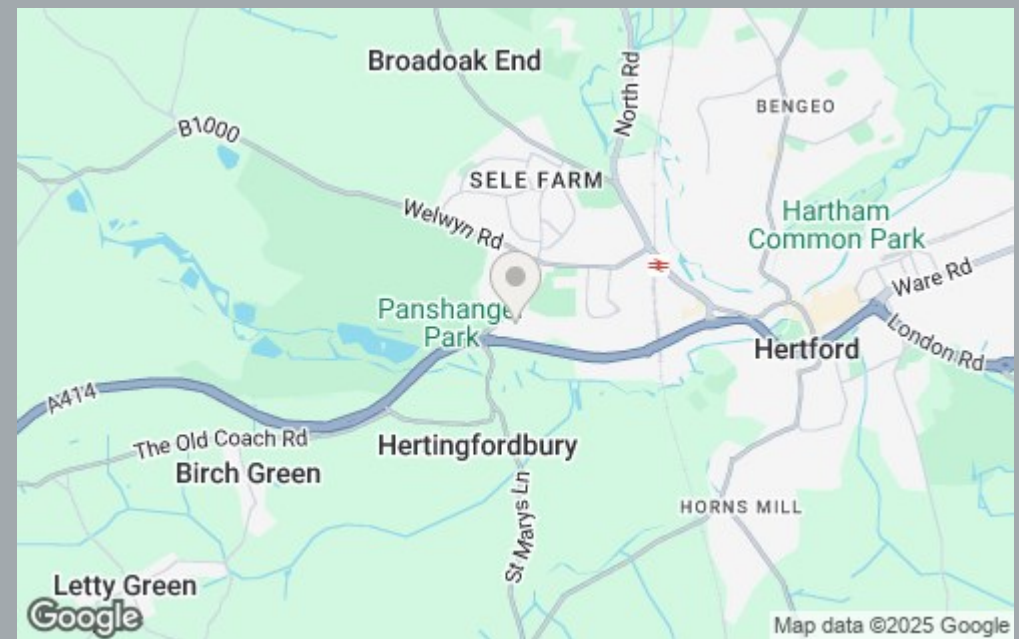
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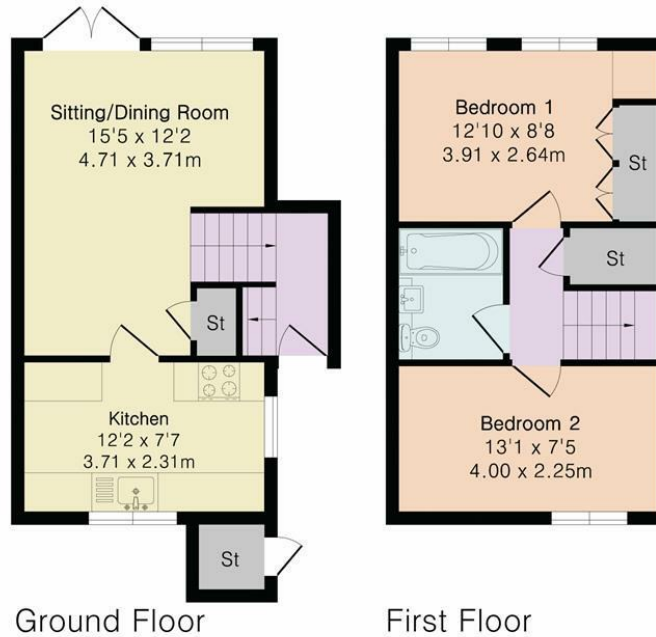


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Approximate Gross Internal Area 628 sq ft - 58 sq m

Ground Floor Area 321 sq ft – 30 sq m

First Floor Area 307 sq ft – 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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