



24C, Church Road, Hertford
SG13 8LY
Asking Price £350,000



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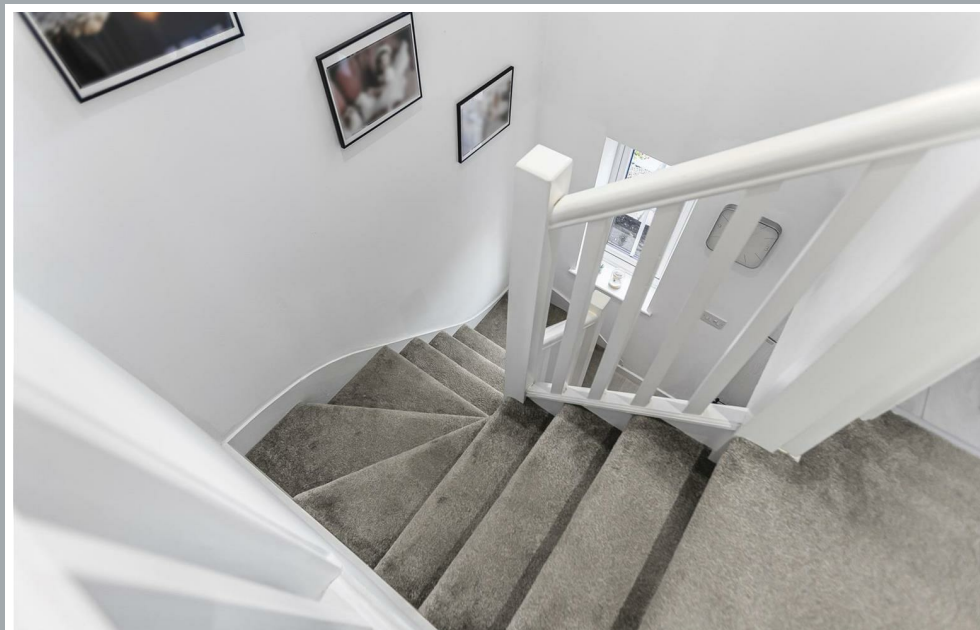
24C Church Road, Little Berkhamsted, Hertford, SG13 8LY

Nestled in the charming village of Little Berkhamsted, this rarely available two-bedroom home on Church Road presents a wonderful opportunity for those seeking a tranquil lifestyle in one of Hertford's most desirable locations. This modern property has been tastefully improved, blending contemporary comforts with a welcoming atmosphere. Upon entering, you will be greeted by an open plan kitchen/living room designed to cater to the demands of modern living. This area is perfect for entertaining guests or enjoying meals. Upstairs, you will find two well-proportioned bedrooms, providing ample space for relaxation and rest. There is also a modern fitted bathroom to complements the upper floor. The property also boasts a private courtyard garden at the front, offering a delightful outdoor space to unwind. With its prime location and thoughtful improvements, this two-bedroom home is an exceptional find for anyone looking to settle in a picturesque village setting. Don't miss the chance to make this lovely property your own.

This home is located right in the heart of Little Berkhamsted which is one of the area's most sought after villages. The picturesque village of Little Berkhamsted is only a short distance away from the nearby towns of Hertford and Cuffley which both provide a wide choice of shops, restaurants and mainline train station serving London. As you step outside, this property is perfectly positioned for easy access to the local village shop and pub 'The Five Horseshoes' which is only a stones throw away. This property is surrounded by open green space perfect for country walks and unwinding in the fresh air. The village green is situated just next door used which is used by the local cricket club and there is also a children's play area.



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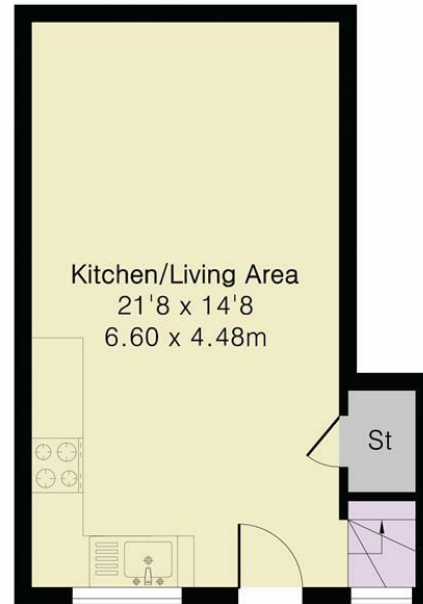


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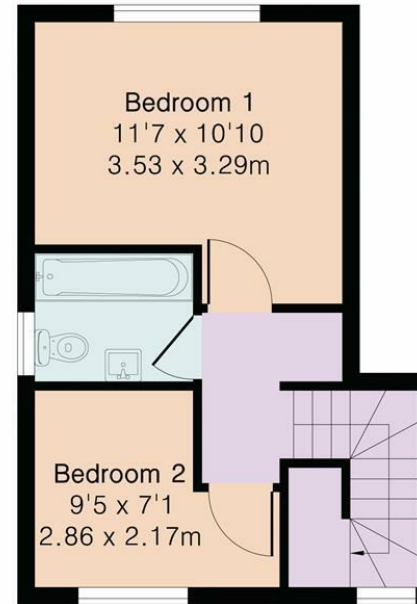
Approximate Gross Internal Area 554 sq ft - 52 sq m

Ground Floor Area 277 sq ft – 26 sq m

First Floor Area 277 sq ft – 26 sq m



Ground Floor



First Floor



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.



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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