



32, Burleigh Road, Hertford
SG13 7HA

Offers In Excess Of £625,000



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32 Burleigh Road, Hertford, Herts, SG13 7HA

****CHAIN FREE**** A truly outstanding 4 bedroom semi-detached family home which has undergone a major remodel by the current owners and now offers spacious and stylish accommodation situated within this popular road convenient for Hertford's favoured SG13 schooling. There is scope for further extension (STPP) and the property is arranged over two levels. The accommodation consists of a spacious entrance hallway, living room, 28' kitchen/diner, a further two reception rooms, utility room and ground floor shower room. On the first floor, there are four good sized bedrooms, family bathroom and en-suite to the master bedroom. Externally, parking is on street and the garden has been landscaped over two levels and Southerly facing.

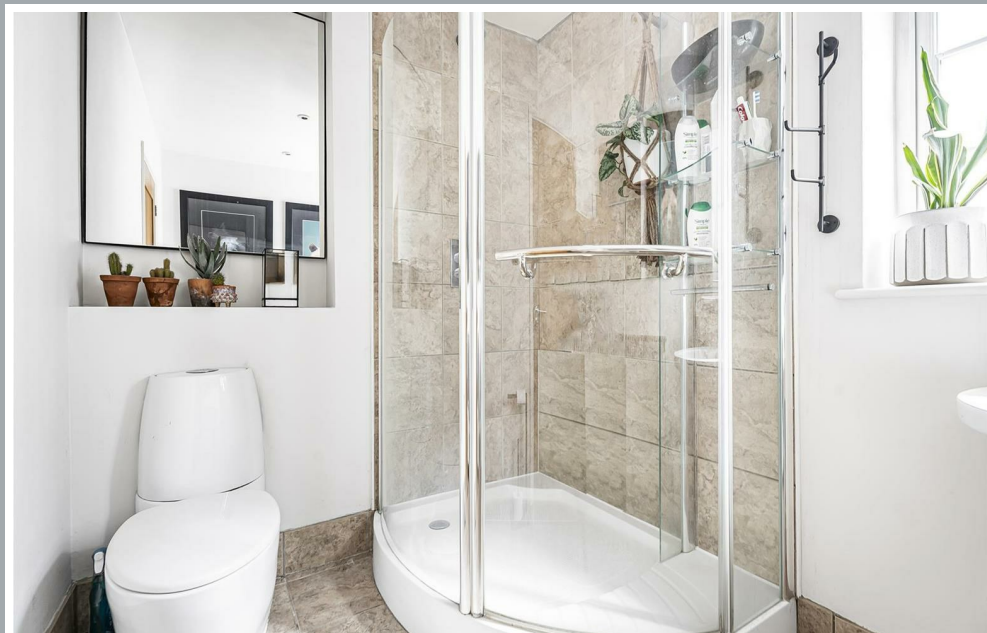
Located on the popular eastside of Hertford, this excellent family home offers convenient access to Hertford's favoured SG13 primary and secondary schooling, along with both Hertford town centre and Hertford East train station which are both approximately 1.2 mile away. Easy access to picturesque walks along the River Lea, as well as a network of walking routes across the King's Meads nature reserve.



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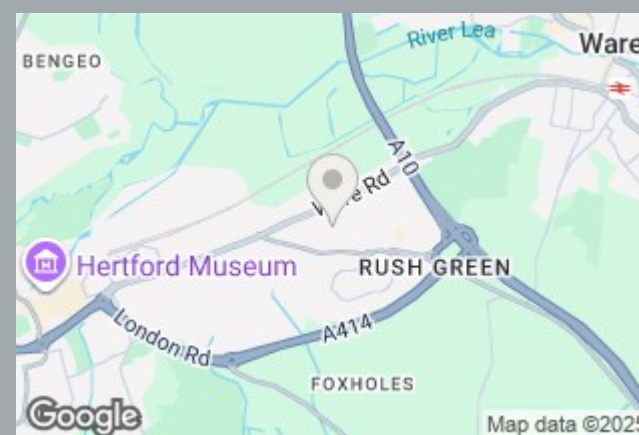


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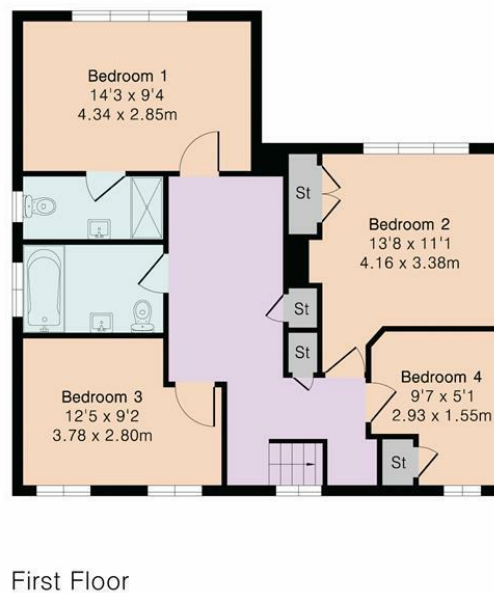


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Approximate Gross Internal Area 1630 sq ft - 151 sq m

Ground Floor Area 896 sq ft – 83 sq m

First Floor Area 734 sq ft – 68 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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