

66, Cecil Road, Hertford
SG13 8HS
Offers In Excess Of £450,000

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66 Cecil Road, Hertford, Herts, SG13 8HS

An extended three-bedroom family home, ideally positioned on this highly sought-after residential street just a short distance from Hertford Town Centre, with its excellent range of shops, restaurants, leisure facilities, and transport links. Offering approximately 1,077 sq ft of well-proportioned accommodation arranged over two floors, the property is perfectly suited to modern family living. The ground floor comprises a welcoming entrance hallway leading to a spacious through lounge, a useful utility room and a convenient cloakroom. The generous kitchen/dining room can be accessed from both the lounge and utility room. Upstairs, there are three well-sized bedrooms, all served by a contemporary family bathroom. Externally, the property benefits from off-street parking for two vehicles to the front, while the low-maintenance rear garden features a combination of paved patio and artificial lawn. This is an ideal purchase for first-time buyers, young families, or those looking for a well-located home within easy reach of Hertford's many amenities.

Located within the south side of Hertford, the property is only a short distance from both favoured SG13 primary and secondary schooling. Hertford town centre is only just over 1 mile away and provides an excellent choice of shops, restaurants and coffee shops. Hertford also offers a choice of 2 mainline train stations, Hertford East (approx. 1.7 miles away) and Hertford North (approx. 2.0 miles away) both providing fast services to London & The City.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

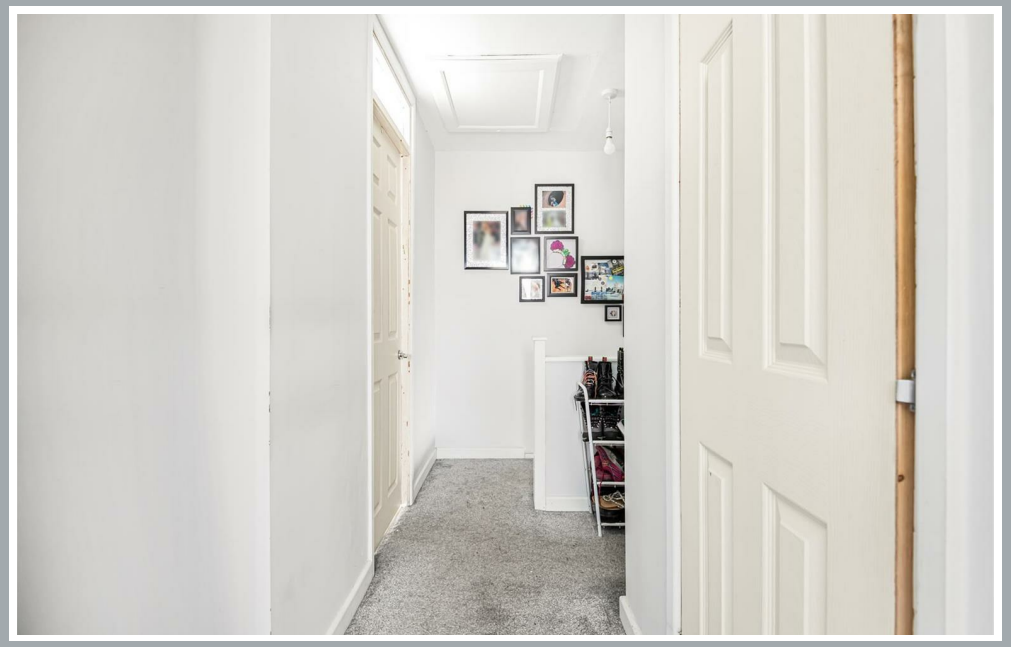


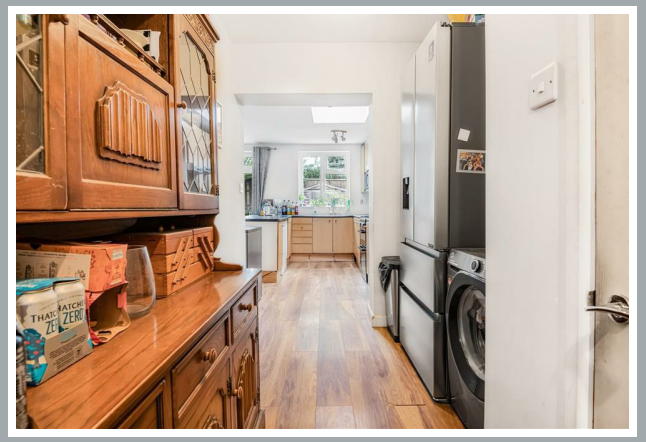




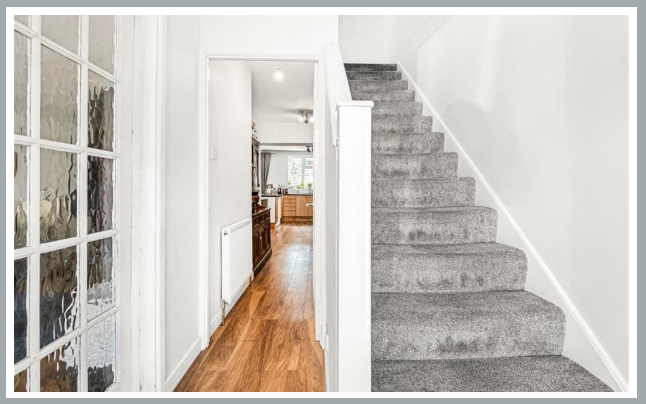


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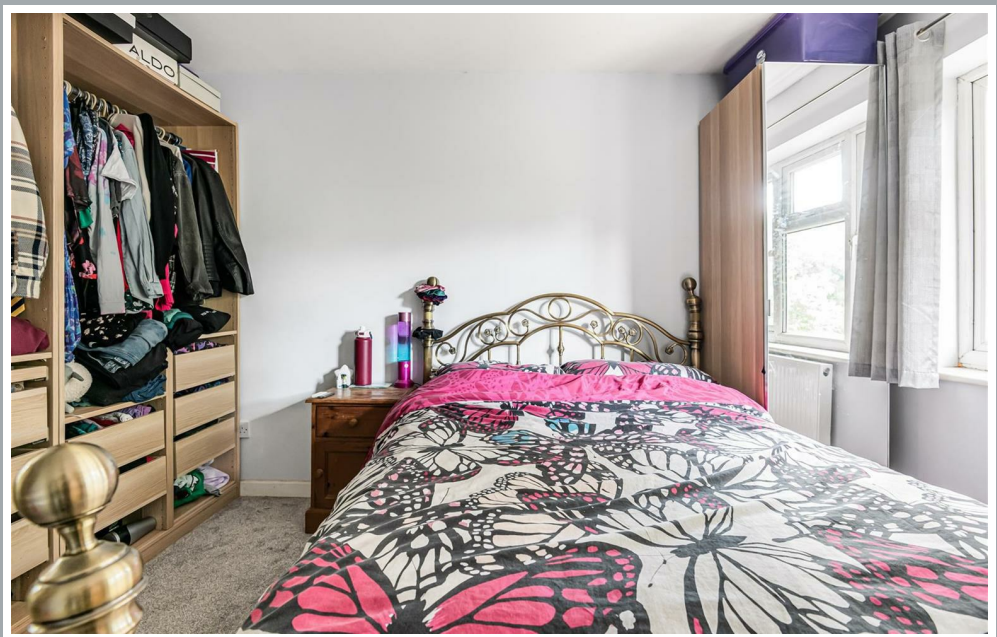


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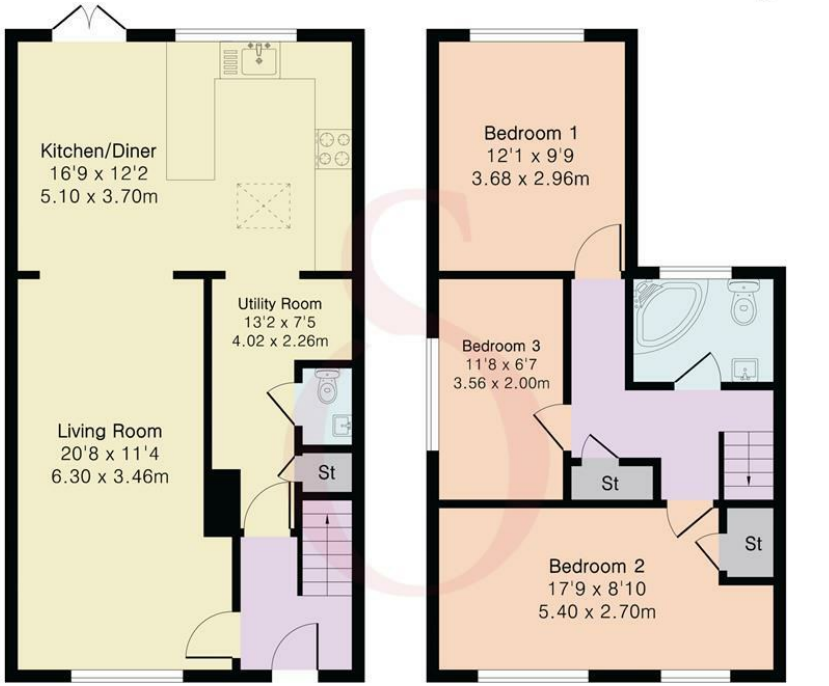


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Approximate Gross Internal Area 1077 sq ft - 100 sq m

Ground Floor Area 588 sq ft – 55 sq m

First Floor Area 489 sq ft – 45 sq m



Ground Floor First Floor

PINKPLAN

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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