

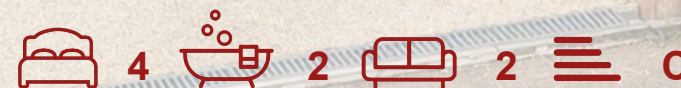
shepherds
A better home
moving experience



6 Cockbush Avenue

Hertford, SG13 7EU

Price Guide £600,000



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Hertford, SG13 7EU

Situated within the ever-popular SG13 postcode, this well-presented four bedroom, two bathroom semi-detached home offers flexible living accommodation, a generous rear garden and a good sized driveway, making it an ideal choice for growing families.

The ground floor has been thoughtfully arranged to provide a versatile layout. To the front of the property, the original garage has been converted into a flexible room which could be used as a fourth bedroom, complete with an en-suite shower room, or as an additional reception room depending on a buyer's needs. There is also a comfortable living room, a separate study and a dining room with doors opening directly onto the rear garden. The kitchen enjoys pleasant views towards The Meads and provides access to the garden, creating a practical and sociable space for everyday living.

Upstairs, the property offers three well-proportioned bedrooms, all comfortable in size, together with a well-appointed family bathroom. The principal bedroom also benefits from attractive views towards The Meads, with both the principal and second bedrooms benefitting from built-in wardrobes.

Externally, the property enjoys a good sized rear garden, along with a generous driveway providing ample off-street parking.

Cockbush Avenue is ideally positioned within the sought-after SG13 catchment area, offering easy access to Hertford town centre, highly regarded local schools, Hertford East station and the open green spaces of Hartham Common and The Meads, making it a fantastic location for family life.

Further benefits include triple glazing throughout.

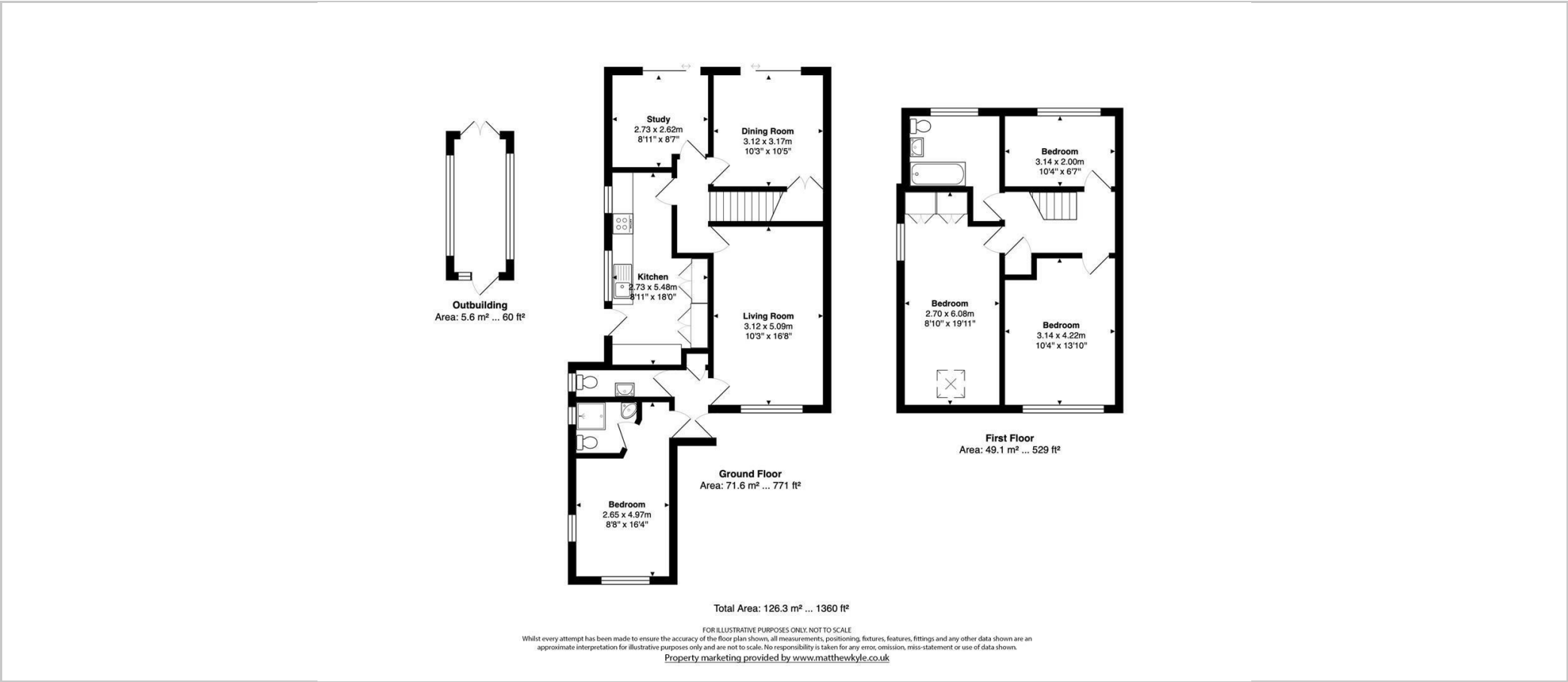




- Three/four bedroom semi-detached home
- Two bathrooms including ground floor en-suite
- Flexible accommodation
- Generous rear garden
- Generous driveway
- Popular SG13 location
- Separate study and dining room
- Garage conversion offering fourth bedroom or additional reception room
- Pleasant views towards The Meads
- Close to Hertford town centre, schools and Hertford East station



Floor Plan

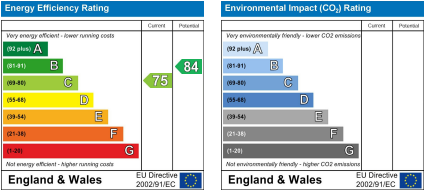


Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Tenure
Freehold

Energy Performance Graph



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