



8, Brewhouse Lane, Hertford
SG14 1TZ
Guide Price £750,000



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8 Brewhouse Lane, Hertford, Herts, SG14 1TZ

CHAIN FREE – Situated within an award-winning development in the heart of Hertford town centre, this unique, turreted three-bedroom end-of-terrace home offers approximately 1,248 sq ft of beautifully presented accommodation arranged over three floors. Tucked away within a peaceful and secluded enclave of homes, the property enjoys an enviable location just moments from Hertford town centre and its wide range of shops, restaurants, amenities and transport links. The ground floor comprises a spacious entrance hallway, well-appointed kitchen, dining room and cloakroom. On the first floor is a generous 13' lounge, two bedrooms and a shower room, while the entire second floor is dedicated to the impressive principal bedroom, complete with a walk-in wardrobe and en-suite bathroom. Outside, the property benefits from a sunny south-west-facing courtyard-style rear garden. Further benefits include excellent off-street parking, with both a garage and an allocated parking space conveniently positioned directly to the rear of the property.

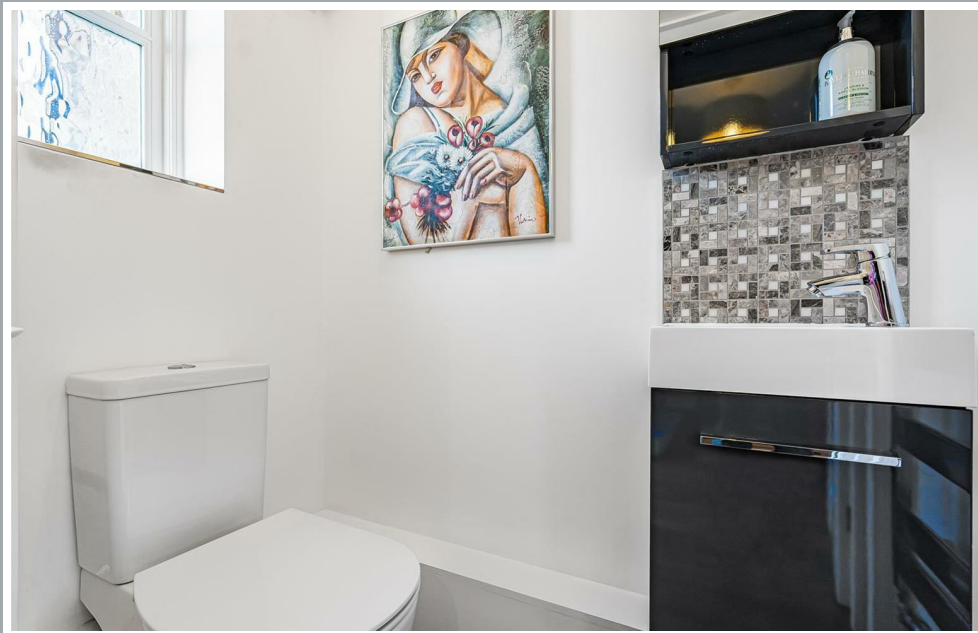
Conveniently located off historic St Andrew Street, Brewhouse Lane offers a flat walk into Hertford Town offering incredibly easy access to all local amenities. St Andrew Street is where the town begins and you will start to find a range of shops, restaurants, coffee shops and much more. For commuters, this location offers easy access to both of Hertford's Train Stations. Hertford North is only (0.5m) away and provides a regular service to London's Moorgate & King's Cross Station. Hertford East is also only (0.5m) away and provides access to London's Liverpool Street Station. Close by there is all excellent leisure facilities by waking over to Hartham Park only (0.2m) away which has a local gym, parkland and tennis courts.



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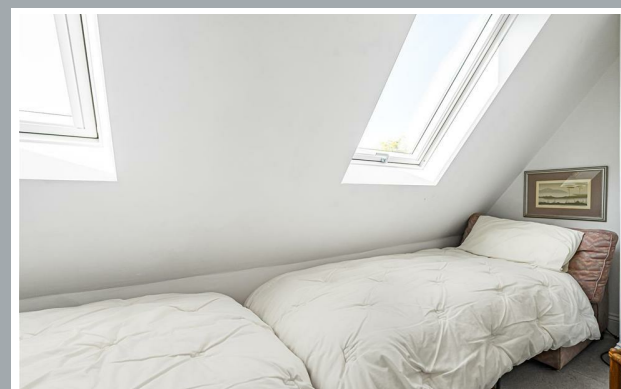
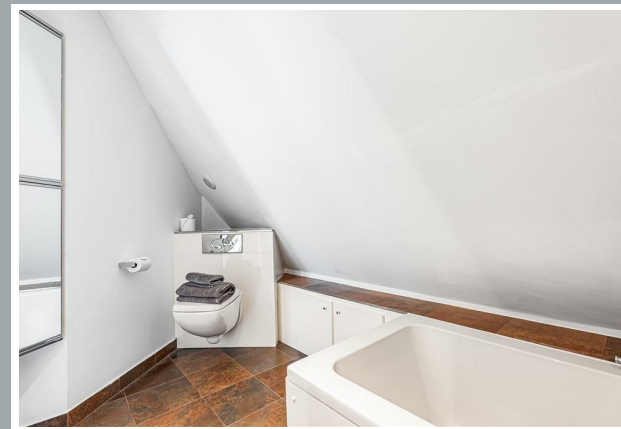
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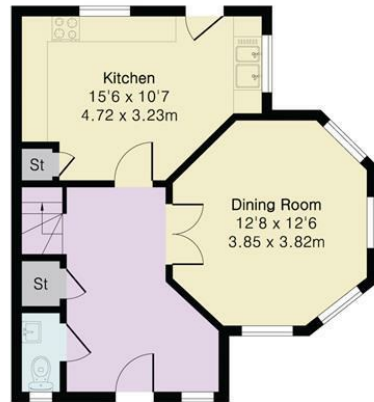
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Approximate Gross Internal Area 1248 sq ft - 116 sq m

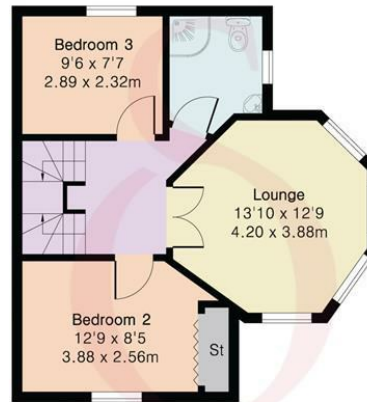
Ground Floor Area 441 sq ft – 41 sq m

First Floor Area 441 sq ft – 41 sq m

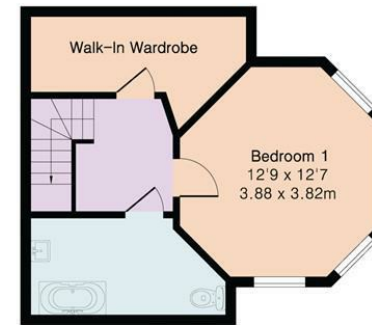
Second Floor Area 366 sq ft – 34 sq m



Ground Floor



First Floor



Second 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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