28, Thieves Lane, Hertford
SG14 2EJ

Guide Price £450,000

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28 Thieves Lane, Hertford, Herts, SG14 2EJ

A well proportioned three-bedroom tunnel link home situated in a popular location, convenient for local convenience shops and Hertford North rail station. Offering approximately 822 sq ft (76 sq m) of accommodation arranged over two floors. On the ground floor there is an entrance hall with useful built-in storage and stairs rising to the first floor. The living room is positioned to the front of the property and measures approximately 13'. To the rear is a generous 18'4 x 8'10 kitchen, offering excellent space for a comprehensive range of units together with room for dining and providing access to the rear garden. Upstairs, the landing leads to three good size bedrooms and the family bathroom. Externally, there is off street parking for two cars and the rear garden is mature with well established borders, paved area and there is lawn. There is an additional area to the rear which houses sheds for storage.

Thieves Lane is a well-established residential location in Hertford, offering a convenient balance of suburban surroundings and easy access to the town’s excellent amenities. Hertford town centre is within easy reach, providing a varied selection of independent shops, cafés, restaurants and everyday services, together with the historic character for which the county town is known. The area is particularly well placed for commuters, with Hertford North and Hertford East railway stations providing services towards London. There are also good road connections to surrounding towns and the wider motorway network. Families benefit from a choice of well-regarded schools in and around Hertford, while nearby parks, countryside and riverside walks provide plenty of opportunities for recreation. With its combination of transport links, local amenities and access to green spaces, Thieves Lane is a convenient setting from which to enjoy all that Hertford has to offer.

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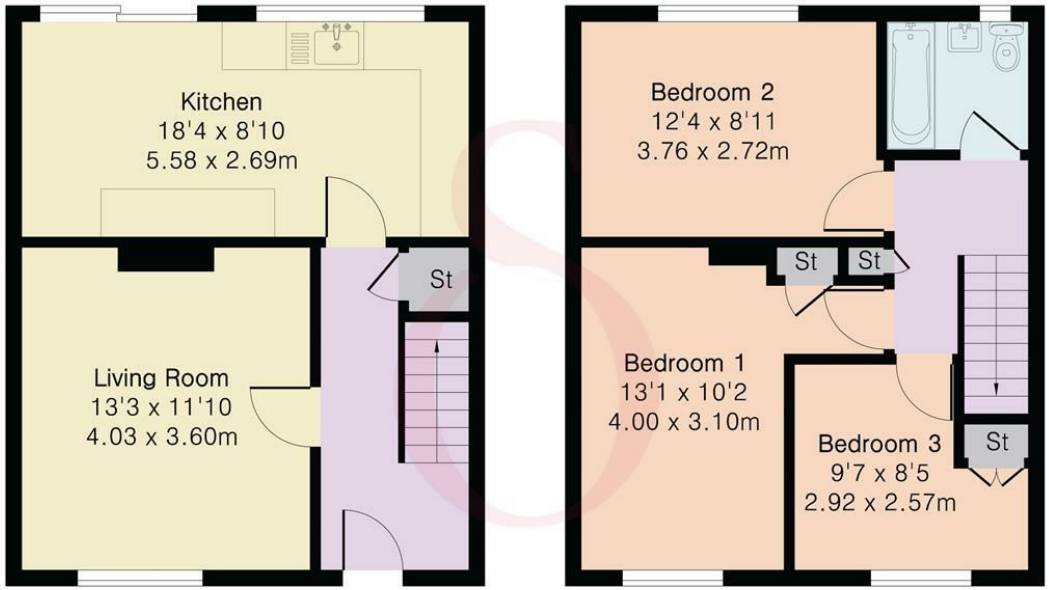
Approximate Gross Internal Area 822 sq ft - 76 sq m

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 411 sq ft – 38 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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