17, Tamworth Road, Hertford

SG13 7DD

Offers In Excess Of £600,000

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17 Tamworth Road, Hertford, Herts, SG13 7DD

A charming three-bedroom Victorian home offering well-balanced accommodation arranged over three floors, ideally located within Hertford. The ground floor features two reception rooms, with the front room including an open fireplace and the second reception room forming a perfect dining space. To the rear, a good-sized kitchen opens directly onto the garden, making it ideal for everyday living and entertaining. On the first floor are two well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes, alongside a stunning 3-piece bathroom suite benefitting from a separate bath and shower. The second floor forms part of a dormer loft conversion and offers an impressive double bedroom, complete with fitted wardrobes, a separate WC, and ample eaves storage, making it an ideal principal suite or guest room. This attractive Victorian home blends character features with modern comforts and offers flexible living space well suited to families or professionals alike.

Tamworth Road is situated near Hertford East Train Station which offers a regular service to both London's Tottenham Hale & Liverpool Street stations, the property is also close to Hertford North Station which is only (1.8m) away serving regular trains to Moorgate. This property is only a short stroll away from Hertford Town Centre which offers a wide range of restaurants, coffee shops, bars and much more. Hartham Common and the River Lea is less than a minute away which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts, kayaking and a skatepark. Also close by is a superstore and a useful industrial park.

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

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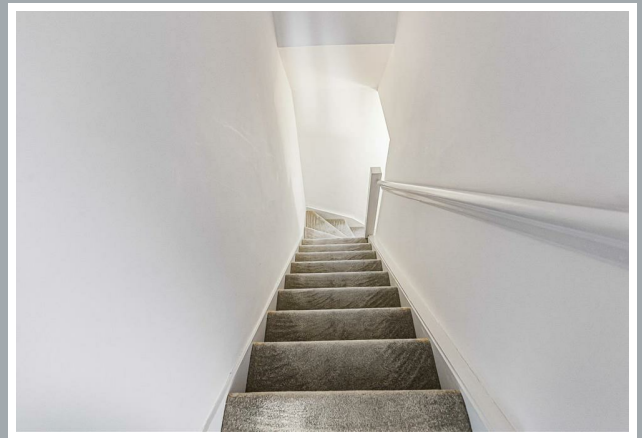

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Approximate Gross Internal Area 1249 sq ft - 116 sq m

Ground Floor Area 545 sq ft – 51 sq m
First Floor Area 478 sq ft – 44 sq m
Second Floor Area 226 sq ft – 21 sq m

Ground Floor First Floor Second Floor

PINK PLAN

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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