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Cecil Road, Hertford, SG13 8HT  
Guide price £300,000



## Cecil Road, Hertford, SG13 8HT

Westwood Leber are delighted to bring to the market this spacious three bedroom split level home with generous rear garden within walking distance to the popular SG13 schools and both Hertford North and East stations, this property is perfectly positioned for convenient access to local amenities and transport links. Offered to the market with fantastic value for money, this deceptively spacious property presents a wonderful opportunity for buyers looking to put their own stamp on a home. Arranged over two well-proportioned floors and boasting its own private rear garden, the property offers an excellent layout and potential to modernise throughout and add a driveway STPP.

The ground floor features a spacious lounge (13'1" x 17'1") to the front, perfect for family living and entertaining, while to the rear is a generously sized kitchen/dining room (20'2" x 11'0") with direct access to the garden – a great-sized outdoor space ideal for summer gatherings or a growing family. Upstairs, the first floor comprises three bedrooms, including a large master, a second double bedroom, and a versatile third bedroom which could also be used as a home office. The floor is completed by a family bathroom and a separate WC, offering further potential for improvement.

While the property would benefit from modernisation, it represents an excellent investment for first-time buyers, families, or investors alike. With its own front door, private outdoor space, and split-level layout giving it a house-like feel, this maisonette ticks a lot of boxes.

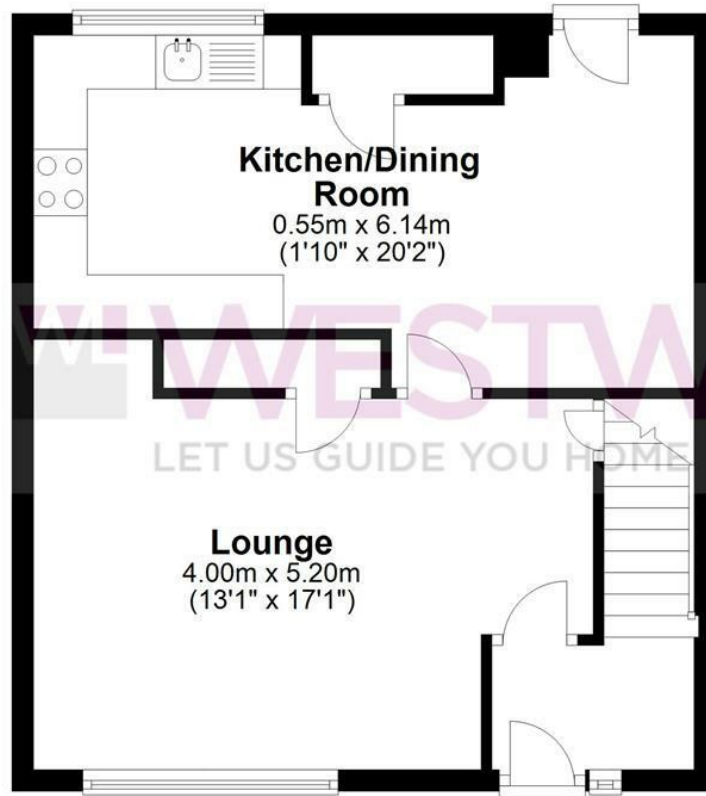


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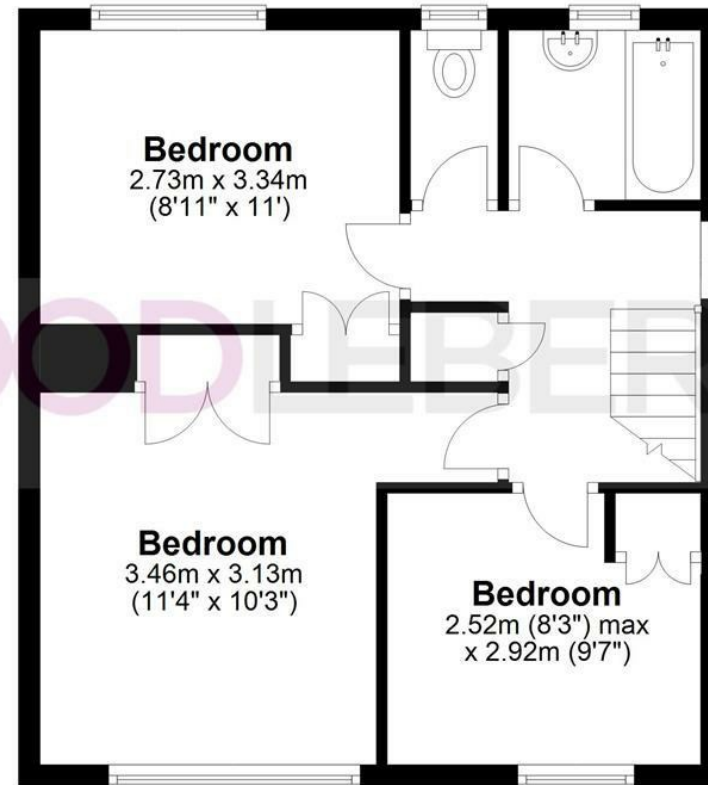
## Ground Floor

Approx. 41.9 sq. metres (450.9 sq. feet)



## First Floor

Approx. 41.9 sq. metres (450.9 sq. feet)



Total area: approx. 83.8 sq. metres (901.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. Property marketing provided by Westwood Leber.

Plan produced using PlanUp.



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