

The Briars, SG13 7TR
Hertford

kings GROUP



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Kings Group are delighted to present this SPACIOUS TWO BEDROOM TERRACED HOUSE, an ideal family home due to its fantastic location and proximity to local schools and amenities.

Two Bedroom Property | Conservatory | Parking for Two Cars | Chain Free

A well-presented two-bedroom property arranged over two floors, offering spacious and versatile accommodation throughout. The property further benefits from a private parking space with sufficient length to accommodate two vehicles parked one behind the other.

The ground floor comprises a welcoming entrance, a generous living room, a separate kitchen and a conservatory, providing additional living space and an ideal area to relax or entertain.

To the first floor, the property offers two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from parking for two vehicles in tandem.

Previously rented out, the property is now being offered chain free, making it an excellent opportunity for both first-time buyers and investors looking to add to their portfolio.

Early viewing is highly recommended to appreciate the accommodation and parking on offer.

£425,000









- CHAIN FREE
- SPACIOUS BEDROOMS
- QUIET ROAD
- CLOSE TO HERTFORD EAST RAILWAY
- IDEAL FOR SMALL FAMILIES OR FIRST TIME BUYERS
- PRIVATE PARKING FOR TWO CARS
- OPEN LIVING SPACE
- WALKING DISTANCE TO TOWN
- EASY ACCESS TO A10
- BIGGEST GARDEN ON THE ROAD

Location

The Briars is pleasantly situated within a quiet and established residential cul-de-sac in the sought-after county town of Hertford. The location is ideal for families and commuters alike, offering a peaceful setting while remaining within easy reach of the town's excellent amenities. Hertford town centre is just a short distance away, providing a wide range of shops, cafés, restaurants, and bars, along with a selection of supermarkets and independent retailers. The area is well regarded for its charming character, riverside walks, and historic architecture.

Travel links

For commuters, the property benefits from convenient access to Hertford East railway station, offering regular services into London, making it an attractive option for those travelling into the city. Additionally, there is good road connectivity via the A10 and A414, providing access to nearby towns and the wider motorway network.

Schools

The property is ideally positioned within reach of a number of well-regarded schooling options, making it an excellent choice for families. At primary level, there are several popular and established schools nearby, including Abel Smith School and Simon Balle All-Through School, both of which are highly regarded locally and offer strong academic foundations, supported by an outstanding Ofsted Rating. Bengeo Primary School is also within easy reach, providing a welcoming environment and good community reputation. For secondary education, Simon Balle All-Through School continues through to secondary level and is particularly sought-after, while Richard Hale School offers a well-respected boys' education with a long-standing history in the town. Presdales School, located in nearby Ware, is another highly regarded option.

Additional information

Council Tax Band - C
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
EPC Rating - C



























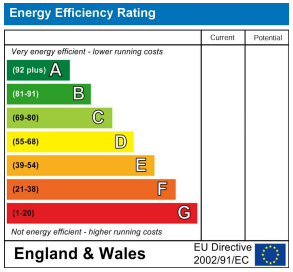


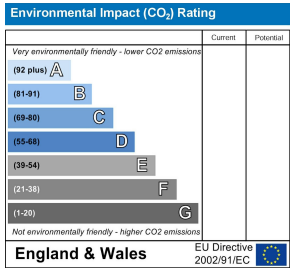








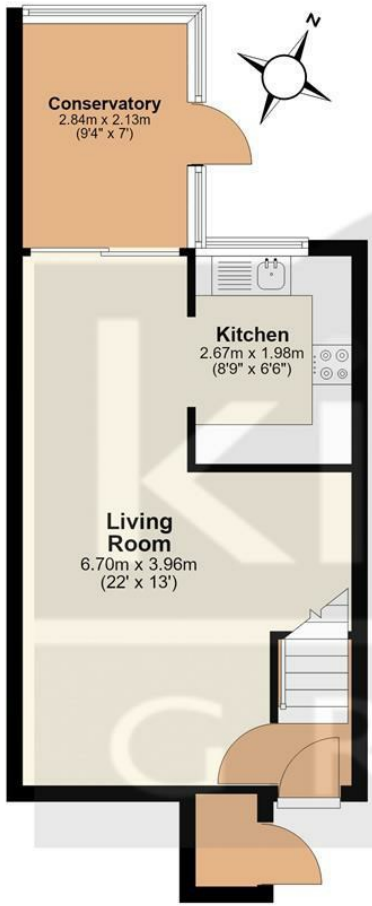






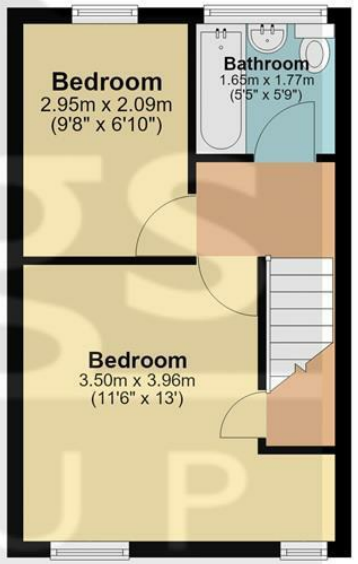
Ground Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.8 sq. feet)



Total area: approx. 60.1 sq. metres (646.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

The Briars

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