



56, Brookside, Hertford

SG13 7LL

Offers In Excess Of £325,000



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56 Brookside, Hertford, Herts, SG13 7LL

A well presented two double bedroom ground floor maisonette, ideally situated in a sought-after location just a short walk from Balls Park, Simon Balle School and Hertford town centre, with its excellent range of shops, restaurants, cafés and everyday amenities. The bright and well proportioned accommodation comprises an inviting entrance hallway leading to a spacious lounge, two generous double bedrooms, a recently re-fitted contemporary bathroom and a modern fitted kitchen, which is accessed from the lounge. The property also benefits from a healthy lease with in excess of 150 years remaining and a peppercorn ground rent, providing long term peace of mind. Externally, the maisonette enjoys both a front garden and an attractive private rear garden, offering an excellent space for relaxing or entertaining. Further benefits include a garage en bloc, together with ample on-street parking for residents and visitors. Combining a convenient location with well-presented accommodation and excellent outdoor space, this property represents an ideal first-time purchase, investment opportunity or low-maintenance downsize.

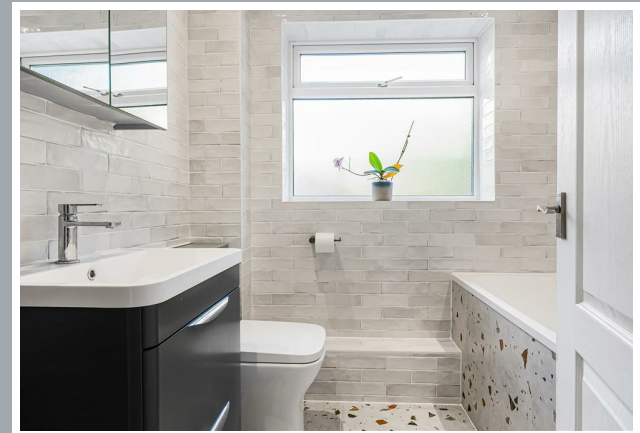
Brookside is a popular residential development on the eastern side of Hertford, offering a peaceful setting while remaining within easy reach of the town's excellent amenities. Hertford is renowned for its charming blend of historic character and modern convenience, with an excellent selection of independent boutiques, cafés, restaurants, bars, and supermarkets. The property is well placed for commuters, with both Hertford East and Hertford North railway stations providing regular services into London Liverpool Street and London Moorgate respectively. The A10, A414 and M25 are also easily accessible, offering convenient road links to London, Cambridge and the surrounding areas. The area is well served by a number of highly regarded schools for all age groups, making it particularly attractive to families. Residents can also enjoy an abundance of nearby green spaces, riverside walks along the River Lea and River Beane, Hartham Common, and a variety of leisure and sporting facilities.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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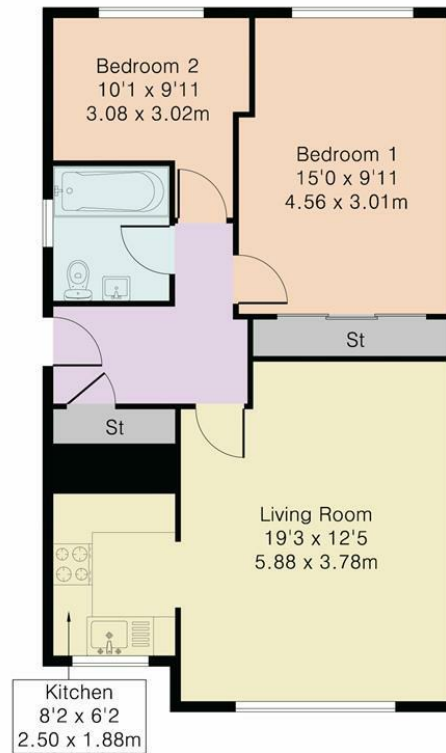
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Approximate Gross Internal Area 677 sq ft – 63 sq m



Ground Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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