



**Purkiss Road, Hertford, SG13 8JA**



## Welcome to Purkiss Road, Hertford

**\*\*OFFERED CHAIN FREE\*\*** Enjoying a good-sized family garden is this spacious three-bedroom family home located in the popular SG13 catchment area. The property offers a modern kitchen, two reception rooms, downstairs shower and utility room, three bedrooms and family bathroom. Outside there is a delightful leafy and green rear garden in excess of 100 ft, perfect for family fun. There is also excellent transport links, shops, bars and restaurants of central Hertford, and of course Hartham Common and the River Lea, as well as Hertford's Saturday Street market. A viewing is highly recommended.



## **-Accommodation Overview-**

### **Entrance Hall:**

Stairs to first floor, door to lounge, obscure double-glazed window.

### **Downstairs Cloakroom:**

WC, wash hand basin.

### **Downstairs Shower Room:**

Shower cubicle with tiled surround and shower over, wash hand basin with twin taps.

### **Dining Room:**

12' 2" into bay x 9' 2" max ( 3.71m into bay x 2.79m max )  
Double glazed windows to front aspect, door to kitchen, laminate flooring,

### **Lounge:**

12' 6" into cupboard x 12' 2" max ( 3.81m into cupboard x 3.71m max )

### **Utility Room:**

6' 3" max x 5' 7" max ( 1.91m max x 1.70m max )  
Double glazed window to front aspect, plumbing for washing machine and dryer.

### **Kitchen:**

9' 6" into cupboard x 7' 6" max ( 2.90m into cupboard x 2.29m max )  
Fitted kitchen with wall and base units with work surface over, single bowl single drainer with mixer tap over, gas hob with oven beneath, space for dishwasher, space for fridge freezer double glazed window.

### **-First Floor Landing-**

Double glazed window to side aspect, door to all rooms.

### **Bedroom One:**

12' 4" into cupboard x 10' 2" max ( 3.76m into cupboard x 3.10m max )  
Double glazed window to rear aspect, two storage cupboards, radiator,

### **Bedroom Two:**

12' 4" max x 11' 7" max ( 3.76m max x 3.53m max )  
Double glazed window to front aspect, storage cupboard, radiator.

### **Bedroom Three:**

8' 11" into cupboard x 7' 11" max ( 2.72m into cupboard x 2.41m max )  
Double glazed window to front aspect, storage cupboard, radiator.

### **Bathroom:**

Three-piece suite comprising of panel enclosed bath with shower over, pedestal wash hand basin with mixer tap over, WC, tiled walls, obscure double glazed window.

### **-Exterior-**

#### **Rear Garden:**

In excess of 100 ft mainly laid to lawn with patio area, fence boundary wall.

#### **Front Garden:**

Laid to lawn with path leading to front door.



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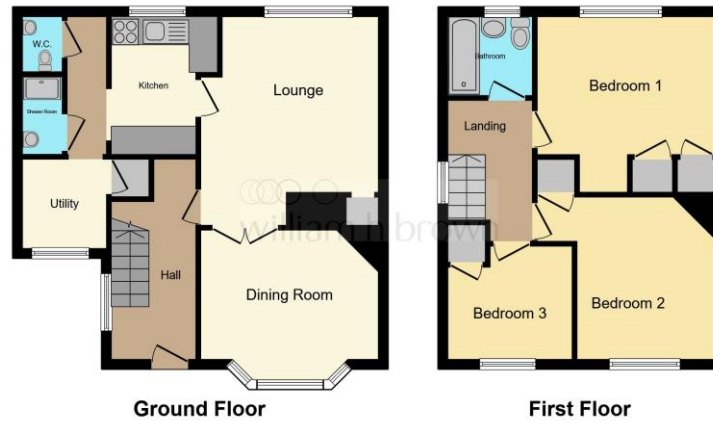


# Welcome to

## Purkiss Road, Hertford

- Ground Floor Shower Room & WC
- \*\*\*CHAIN FREE\*\*\*
- Two Reception Rooms
- Scope To Extend ( STPP)
- Large Rear Garden
- SG13 Catchment Area
- Fitted Kitchen
- Utility Room

Tenure: Freehold EPC Rating: D  
Council Tax Band: C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

# £440,000



Please note the marker reflects the postcode not the actual property

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