



62, Burnett Square, Hertford  
SG14 2HD  
Guide Price £435,000



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## 62 Burnett Square, Hertford, Herts, SG14 2HD

A spacious three/four-bedroom tunnel-linked terraced family home, situated on a popular residential road and conveniently located close to local shops and amenities. Immaculately presented throughout, the property has been thoughtfully improved by the current owners and offers well-balanced accommodation ideal for modern family living. The ground floor features a welcoming entrance hallway with stairs rising to the first floor, providing access to a bright and spacious through lounge and a well-appointed kitchen. The through lounge further benefits from direct access to a conservatory. To the first floor, there are four well-proportioned bedrooms and a family shower room. Externally, the property offers on-street parking and a well-maintained, secluded rear garden with a desirable westerly aspect. Additional benefits include double glazing and gas central heating (untested).

This excellent family home is located within a popular residential road within easy reach of Hertford North mainline train station which serves London's Moorgate and Kings Cross. There are localised shops nearby including a bakery, independent butchers and a co-op store, whilst Hertford town centre offers a wider choice of shops and restaurants.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





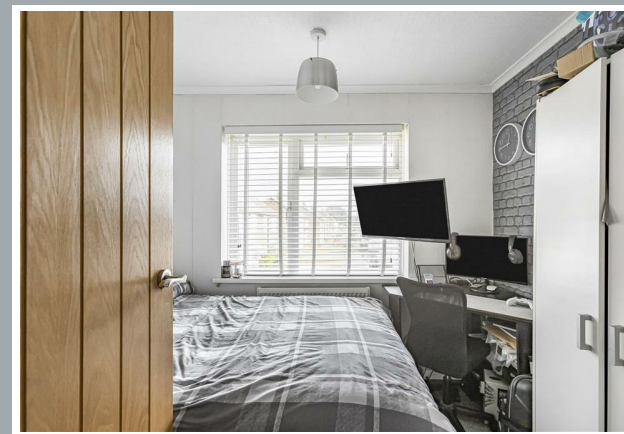
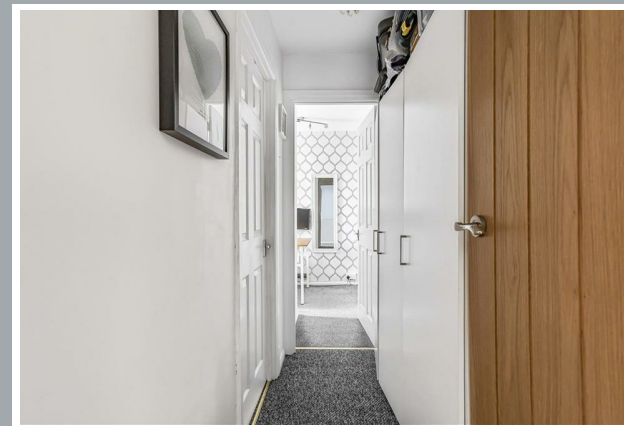
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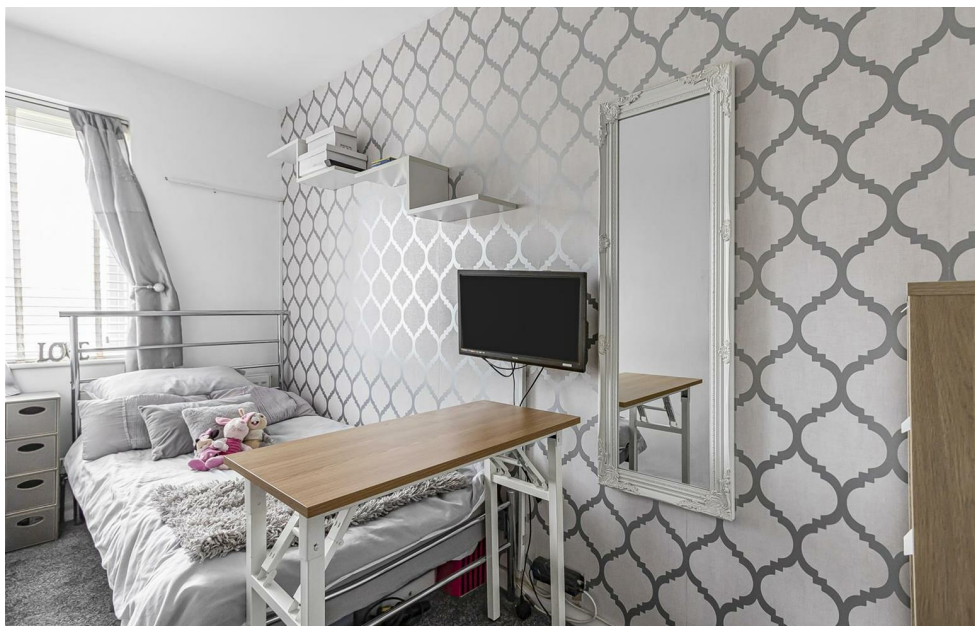
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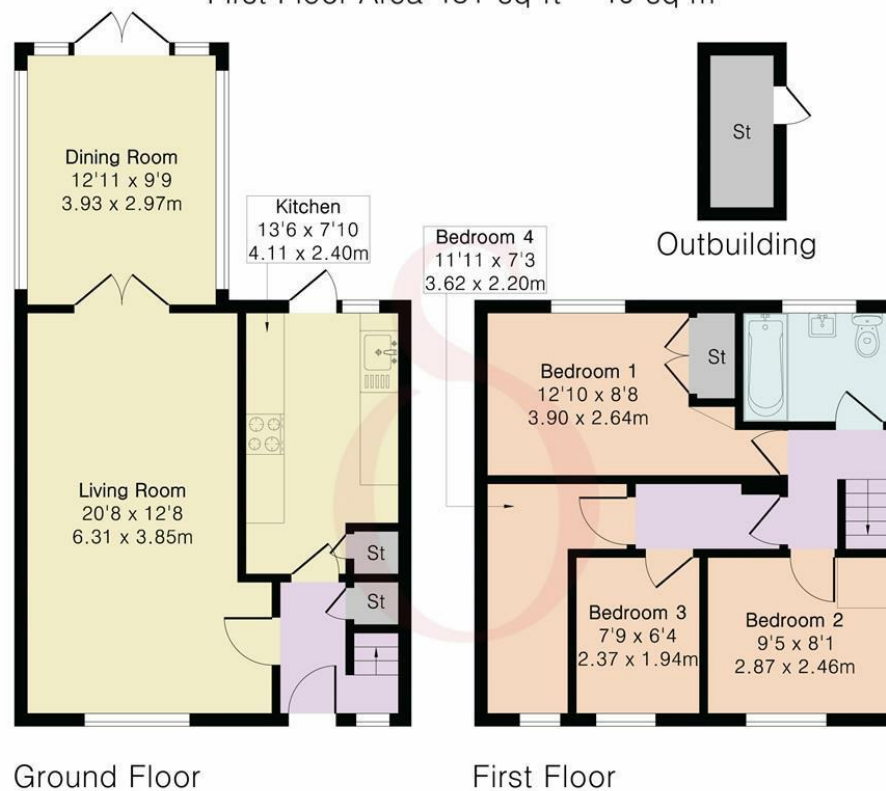
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**Approximate Gross Internal Area 957 sq ft - 89 sq m**

Ground Floor Area 526 sq ft – 49 sq m

First Floor Area 431 sq ft – 40 sq m



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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