

shepherds
A better home moving experience

# 66 Pearson Avenue

Hertford, SG13 8HH

**Price Guide £510,000**

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# 66 Pearson Avenue

Hertford, SG13 8HH

A beautifully presented and thoughtfully modernised three-bedroom end of terrace family home, situated in a popular residential location on the south side of Hertford. Offering stylish contemporary interiors, a generous rear garden and off-street parking, this attractive property is ideal for families and buyers seeking a home ready to move straight into.

The accommodation has been tastefully updated throughout, combining modern finishes with a warm and welcoming feel. A stylish entrance hallway with attractive herringbone flooring and decorative wall panelling leads through to a bright and comfortable living room, featuring contemporary décor and ample space for family seating.

To the rear is a superb kitchen/dining room, fitted with sleek charcoal grey units, contrasting work surfaces, integrated appliances and contemporary lighting. The dining area offers an excellent space for entertaining, with bi folding doors opening directly onto the rear garden. A convenient ground floor cloakroom completes the downstairs accommodation.

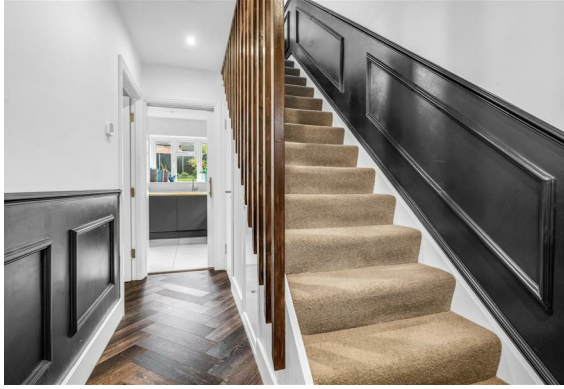
Upstairs are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes. The beautifully refurbished family bathroom features a modern vanity unit with twin wash basins, a bath with rainfall shower, striking marble-effect tiling and stylish black fittings.

Outside, the property enjoys a generous rear garden arranged over different levels, with a lawn, established planting and a spacious paved terrace, perfect for outdoor dining and entertaining. To the front, a driveway provides valuable off-street parking.

Pearson Avenue is conveniently positioned on the south side of Hertford, within reach of the town's shops, cafés, restaurants, schools and transport links.

An excellent opportunity to acquire a stylish, ready-to-move-into family home with fantastic outdoor space. Early viewing is highly recommended.

















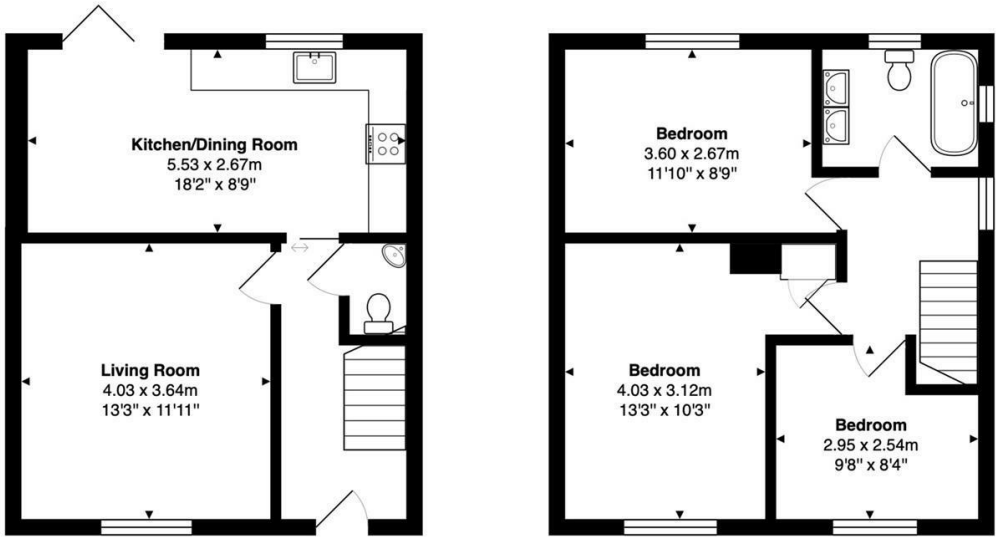
- Three-bedroom end of terrace family home
- Beautifully presented and modernised throughout
- Stylish kitchen/dining room with bi folding doors to the garden
- Separate, well-appointed living room
- Contemporary family bathroom with twin wash basins
- Ground floor cloakroom
- Generous, landscaped rear garden with paved entertaining terrace
- Driveway providing off-street parking
- Attractive herringbone flooring and modern decorative finishes
- Popular residential location on the south side of Hertford







## Floor Plan




**Ground Floor**
Area: 38.4 m² ... 413 ft²

**First Floor**
Area: 41.4 m² ... 446 ft²

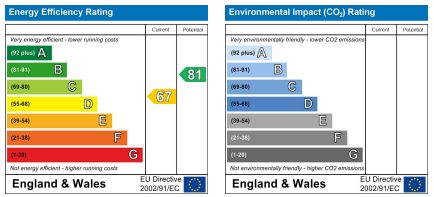
Total Area: 79.8 m² ... 859 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has 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, miss-statement or use of data shown.
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## Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph




### Tenure
Freehold

### Council Tax Band:
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