52a, Bullocks Lane, Hertford

SG13 8BT

Guide Price £1,395,000

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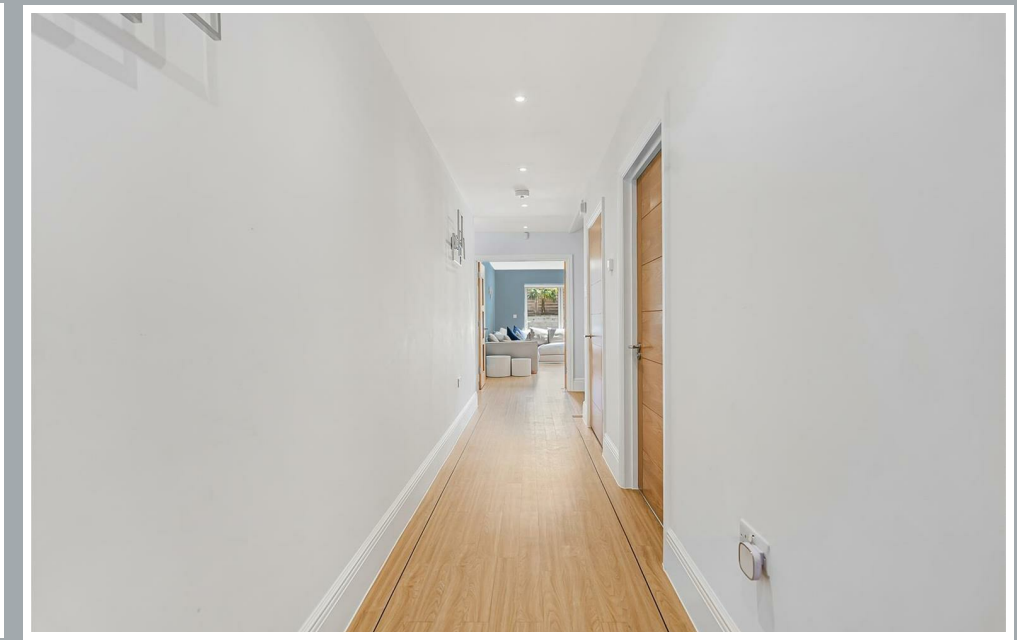
52a Bullocks Lane, Hertford, Herts, SG13 8BT

A charming and well presented four bedroom detached house (built in 2018) situated in a popular location, convenient for Hertford Towns multiple facilities, transport links and the favoured SG13 schooling. On the ground floor, there is a spacious entrance hallway, newly converted cinema room, spacious lounge, kitchen/diner with integrated appliances and bi-fold doors to rear garden, utility room, ground floor cloakroom and snug/playroom/office. On the first floor, there are four double bedrooms, two of which have their own en-suites and a family bathroom. Externally, there is off street parking for 4 cars via electric gates with an EV charging point and secluded landscaped rear garden.

The property is located within the highly sought after southside of Hertford convenient for the favoured SG13 primary and secondary schooling. Hertford town centre is approximately 0.4 miles providing an excellent choice of shops, restaurants and coffee shops. For commuters, both Hertford North and Hertford East train stations are within walking distance, serving a choice of London's Liverpool Street, Moorgate and Kings Cross.

70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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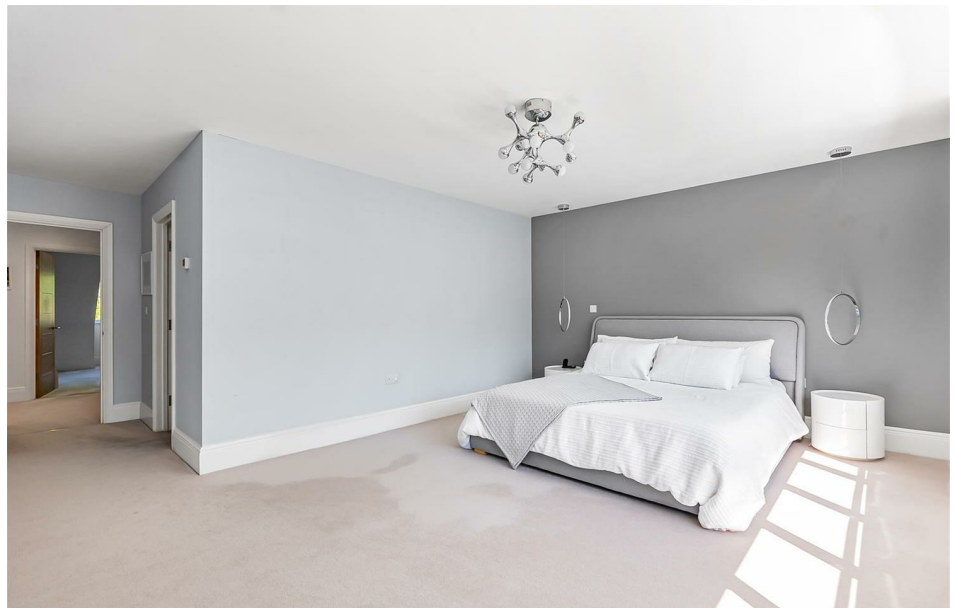

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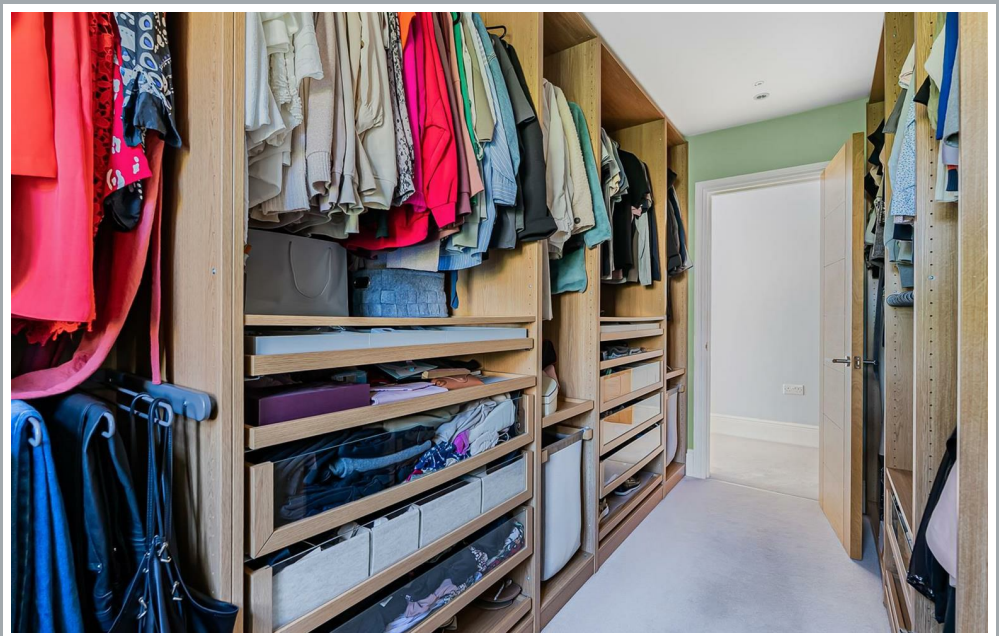

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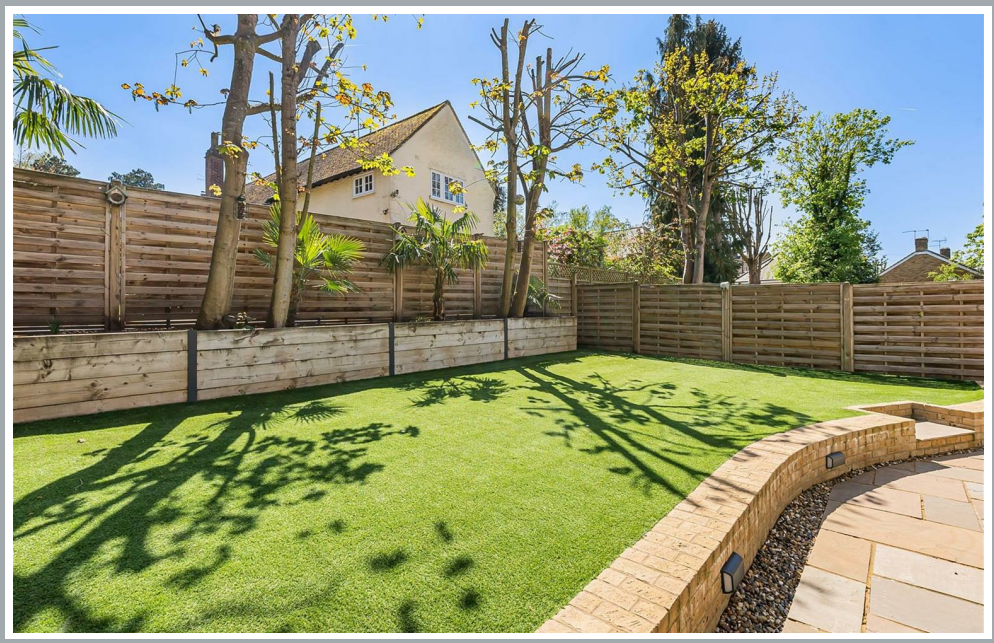

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Approximate Gross Internal Area 2769 sq ft - 257 sq m

Ground Floor Area 1478 sq ft – 137 sq m

First Floor Area 1291 sq ft – 120 sq m

PINK PLAN

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.

Steven Oates

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