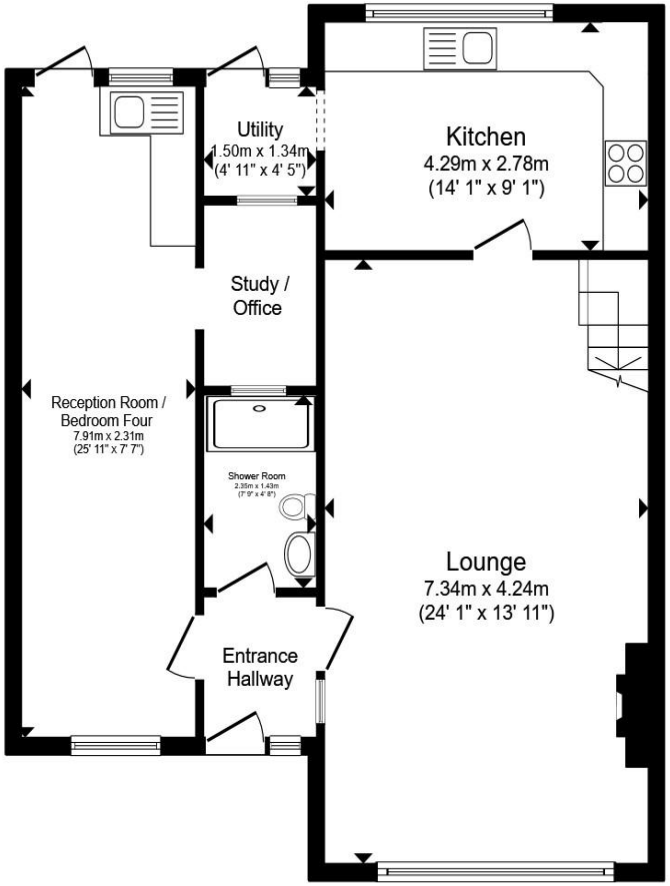
Longwood Road, Hertford, SG14 2JL

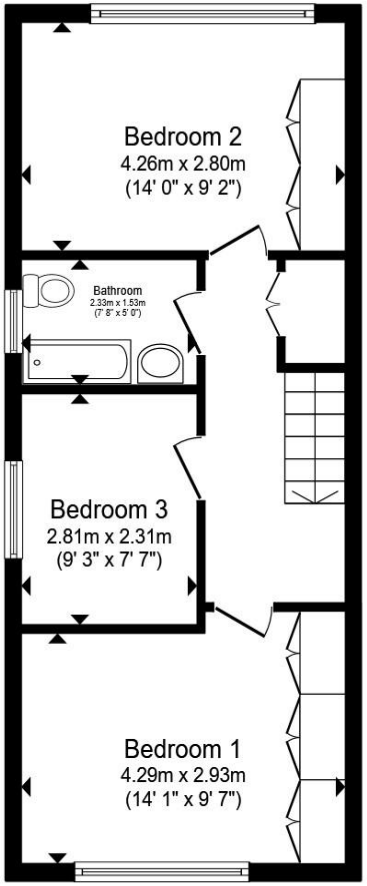
william
h brown

Welcome to Longwood Road, Hertford

An extended three/four bedroom detached family home with potential for a self-contained annexe situated within this popular residential area with versatile accommodation throughout and off-street parking for several vehicles. A great opportunity to acquire this extended three/four bedroom detached family home offering versatile accommodation to provide either a fourth bedroom/reception or a self-contained annexe. Upon entering the front entrance door there is an entrance hall providing access to a ground floor shower room, spacious family lounge/dining room with 'parquet flooring' fitted kitchen and a utility room. On the other side of the entrance hall is the fourth bedroom/reception room, ground floor cloakroom and a further kitchen area. To the first floor there are three bedrooms and a family bathroom. Externally the rear garden is unoverlooked being mainly laid to lawn with a patio area. The front garden is enclosed. Laid to lawn and has a driveway providing off street parking for several vehicles. An internal viewing is highly recommended.



Ground Floor



First Floor

Total floor area 119.4 m² (1,285 sq.ft.) approx

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.propertybox.io

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-Accommodation Overview-

Entrance Hall

Downstairs Shower Room

Study / Office

Reception Room/Bedroom Four

Lounge / Diner

Kitchen

Utility Room

-First Floor Landing-

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

-Exterior-

Rear Garden

Driveway

Agent Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Welcome to

Longwood Road, Hertford

- Three/Four Bedroom Detached Family Home
- Versatile Accommodation With Potential For Self-Contained Annexe
- Lounge/Dining Room With 'Parquet Flooring'
- Ground Floor Shower Room
- First Floor Family Bathroom

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

Guide price

£545,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108062

Property Ref:
HFD108062 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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