



**London Road, Hertford SG13 7LG**

 william  
h brown

## Welcome to London Road, Hertford

A rarely available three-bedroom 1960s link-detached family home, offering well-proportioned accommodation and requiring modernisation throughout. Ideally located within walking distance of Hertford town centre, Hertford East railway station and within the catchment area of highly regarded schools. The ground floor comprises a front dining room, a larger-than-average and well-proportioned rear reception room with direct access to a private and secluded larger rear garden with side access, a kitchen with side access, and a downstairs cloakroom. To the first floor are three bedrooms and a family bathroom. Further benefits include off-street parking to the front and a garage to the side, offering potential for conversion subject to the usual planning permissions. This property represents a fantastic opportunity to acquire an exceptional family home in a sought-after location, with the added benefit of allowing a purchaser to put their own stamp on the property.



## -Accommodation Overview-

### **Entrance Hall:**

Stairs leading to first floor. Door to downstairs cloakroom.

### **Downstairs Cloakroom:**

Wash hand basin, hidden cistern WC, window to side aspect.

### **Lounge:**

17' 7" x 11' 5" (5.36m x 3.48m)

Window and door leading to garden, door leading to kitchen, carpet, radiator.

### **Dining Room:**

14' 8" x 11' 8" (4.47m x 3.56m)

Windows facing front aspect, fireplace, double doors opening on to dining room, carpet, radiator.

### **Kitchen:**

10' 10" x 8' 6" (3.30m x 2.59m)

Fitted wall and base units with work surface over, integrated fridge freezer, hob with oven and extractor fan, space for washing machine, space for dishwasher, door to side access, window to rear aspect.

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

Doors to bedrooms and bathroom, frosted window to side aspect.

### **Bedroom One:**

14' 1" x 10' 11" into wardrobes (4.29m x 3.33m into wardrobes)

Windows to front aspect, integrated wardrobes and units, radiator.

### **Bedroom Two:**

11' 9" x 10' 11" excluding door recess (3.58m x 3.33m excluding door recess)

Window to rear aspect, integrated wardrobes, loft access, radiator.

### **Bedroom Three:**

8' 8" x 8' 8" into wardrobes (2.64m x 2.64m into wardrobes)

Window to rear aspect, integrated wardrobes, radiator.

### **Bathroom:**

Three-piece suite comprising of panel enclosed bath with wall mounted shower over, low level WC, pedestal wash hand basin, obscure window to front aspect, extractor fan, airing cupboard.

### **-Exterior-**

### **Rear Garden:**

Patio area leading to large lawn area, shrubs and boarders, storage shed.

### **Garage:**

15' 3" x 7' 3" (4.65m x 2.21m)

Up and over door with light and power.

### **Driveway:**

Off street parking to front.



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# Welcome to London Road, Hertford

- Three Bedroom Link-Detached House
- Garage & Driveway
- Large Rear Garden
- Downstairs Cloakroom & Upstairs Bathroom
- Fitted Kitchen
- Offered Chain Free

Tenure: Freehold

EPC Rating: D

Council Tax Band: F



Total floor area 110.4 m<sup>2</sup> (1,189 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.co

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# £650,000



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Property Ref:  
HFD108060 - 0002

william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,  
SG14 1ER



[williamhbrown.co.uk](http://williamhbrown.co.uk)