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37 Burnett Square

Hertford, SG14 2HB

Price Guide £420,000

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Burnett Square, Hertford – Well-Presented Two-Bedroom Semi-Detached Home with Garden Studio and Resin-Bonded Driveway

A nicely presented two-bedroom home situated in the popular residential location of Burnett Square, Hertford. Offering comfortable living accommodation, a recently refitted resin-bonded driveway, a low-maintenance rear garden and a versatile detached garden studio, this property is ideally suited to first-time buyers, downsizers and those looking for additional space to work from home.

The ground floor comprises a spacious and welcoming living room, featuring wood-effect flooring, a feature fireplace and neutral décor. To the rear is a fitted kitchen/dining room offering a good range of wall and base units, ample worktop space and room for a dining table, providing a practical space for everyday living.

To the first floor are two well-proportioned bedrooms, both benefiting from good natural light, together with a family bathroom fitted with a white suite, attractive green panelling and tiled finishes.

Externally, the property benefits from a low-maintenance rear garden, arranged with paved seating areas, decorative shingle, raised planting borders and timber decking. A covered hot tub area provides an additional space for relaxing and entertaining.

A particular feature of the property is the detached timber garden studio, currently utilised as a games room, offering excellent flexibility for a variety of uses including a home office or hobby room.

To the front, the property benefits from a refitted resin-bonded driveway, providing generous off-street parking and creating a smart, attractive approach to the home. Plus the additional benefit of a 16' x 8' shed/workshop with power connected.

Burnett Square is conveniently located for access to a local parade of shops and everyday amenities, along with nearby primary and secondary schooling and Hertford North train station.



















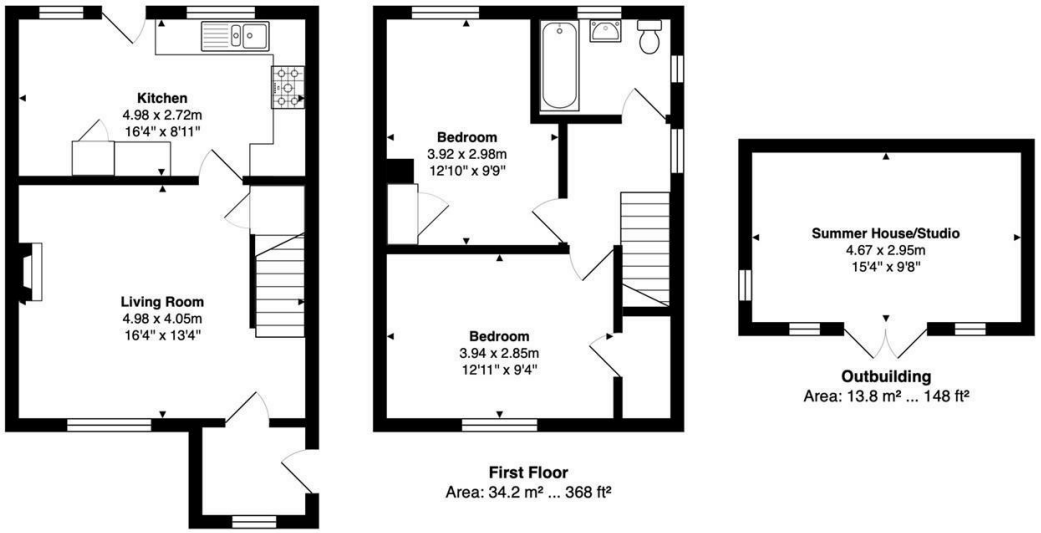
- Two bedroom semi-detached house
- Spacious living room with feature fireplace
- Fitted kitchen/dining room
- Two well-proportioned bedrooms
- First-floor family bathroom
- Refitted resin-bonded driveway plus 18' shed/workshop with power connected
- Detached timber garden studio, currently used as a games room
- Landscaped, low-maintenance rear garden with covered hot tub area
- Conveniently located for local parade of shops, schooling and Hertford North station







Floor Plan



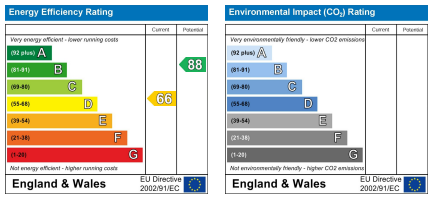
Total Area: 85.5 m² ... 920 ft²

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:

D

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