



33a, Pearson Avenue, Hertford
SG13 8HH
Offers In Excess Of £400,000



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33a Pearson Avenue, Hertford, Herts, SG13 8HH

Situated in the highly desirable SG13 catchment area, this well-presented two-bedroom home offers generous and versatile living space, ideal for couples, small families, or first-time buyers. The property features a bright and spacious open-plan lounge with a modern kitchen and a dedicated dining area, perfect for both everyday living and entertaining. Two generously sized bedrooms provide comfortable accommodation, while a nicely sized garden offers excellent outdoor space for relaxing or hosting guests. Additional benefits include a private driveway for off-street parking and access to some of the area's most highly regarded primary and secondary schools, making this an ideal choice for families prioritising education. Early internal viewing is highly recommended to truly appreciate all this home has to offer.

Both Hertford East and Hertford North train stations are a short distance away providing fast services to London's Moorgate, Kings Cross and Liverpool Street. Hertford town centre is close by offering an excellent selection of shops and restaurants.



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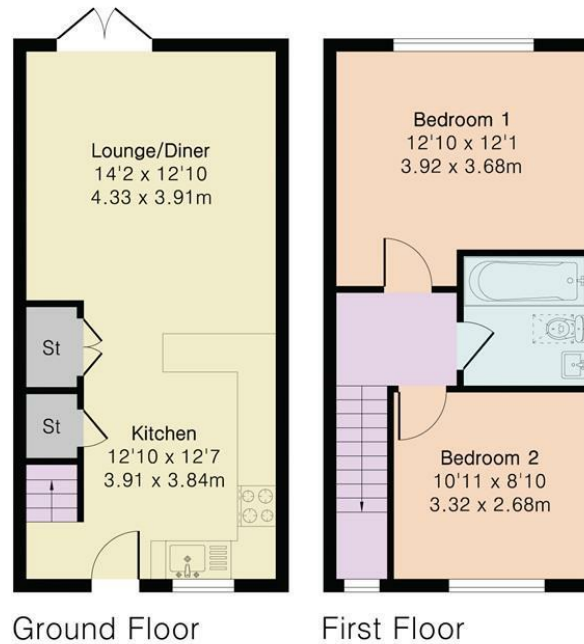


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Approximate Gross Internal Area 696 sq ft - 64 sq m

Ground Floor Area 348 sq ft – 32 sq m

First Floor Area 348 sq ft – 32 sq m



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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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