1, Burleigh Road, Hertford
SG13 7HA

Price Guide £440,000

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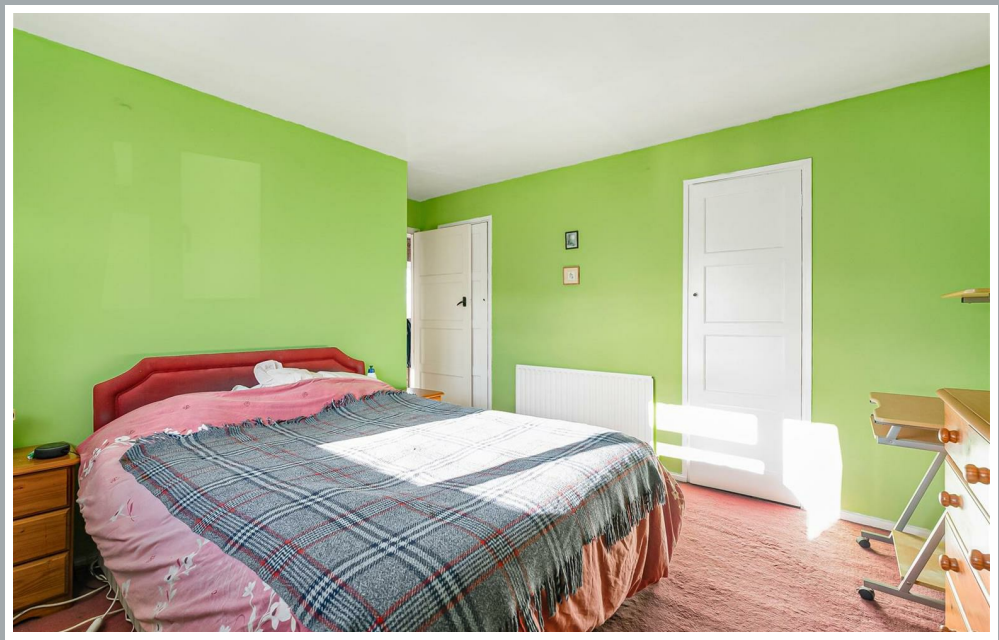
# 1 Burleigh Road, Hertford, SG13 7HA

Nestled in the charming cul-de-sac of Burleigh Road, Hertford, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms. The house features a good size entrance hallway, two inviting reception rooms and a fitted kitchen. The first floor comprises of three generous size bedrooms and a first floor bathroom. The corner plot offers a sense of privacy and a generous outdoor space, ideal for children to play or for gardening enthusiasts to cultivate their green thumbs. While the property is already a wonderful place to call home, it also presents room for modernisation, allowing you to personalise the space to suit your tastes and preferences.

Located on the popular eastside of Hertford, this excellent family home offers convenient access to Hertford's favoured SG13 primary and secondary schooling, along with both Hertford town centre and Hertford East train station which are both approximately 1.2 mile away. Easy access to picturesque walks along the River Lea , as well as a network of walking routes across the King's Meads nature reserve.

70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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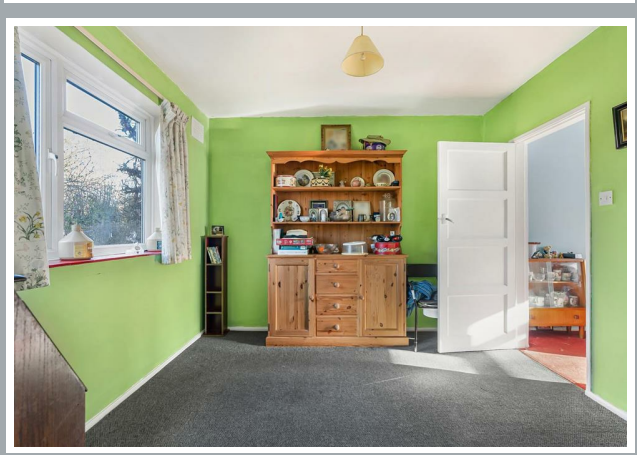

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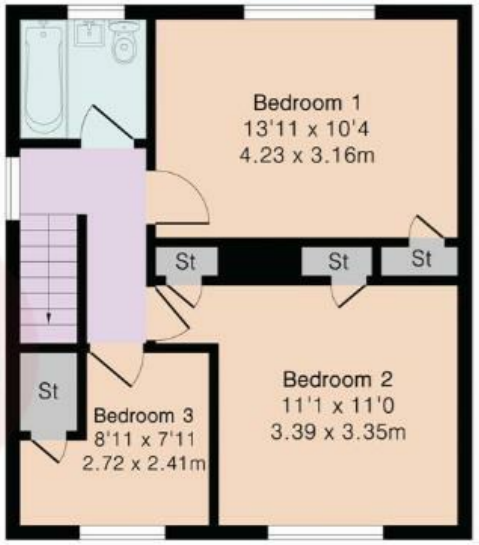
**Approximate Gross Internal Area 1073 sq ft - 99 sq m**
**(Including Garage)**

Ground Floor Area 607 sq ft – 56 sq m
First Floor Area 466 sq ft – 43 sq m

Ground Floor




First Floor

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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