



2, Warwick Close, Hertford
SG13 8JT
Offers In Excess Of £600,000



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2 Warwick Close, Hertford, Herts, SG13 8JT

A rarely available two-bedroom (formerly three bedroom) detached bungalow, ideally situated in a sought-after no-through road on the south side of Hertford. This desirable location offers convenient access to the town centre's excellent range of amenities, as well as highly regarded primary and secondary schools. The property has been thoughtfully extended and provides approximately 1,250 sq ft of accommodation. A porch leads into the hallway, which gives access to two bedrooms, a wet room and an additional modern shower room. The lounge flows through to a dining room, while the 15ft kitchen is accessed via the living room. Both the kitchen and conservatory provide direct access to the rear garden. Externally, the property benefits from off-street parking for several vehicles and a secluded rear garden offering a high degree of privacy. There is also a garage and additional off-street parking to the rear. The property is offered with no onward chain and keys are held for convenience.

Located within one of Hertford's most highly sought after residential developments on the southside of town, which offers excellent access to the favoured SG13 schooling for primary and secondary. Hertford town centre is approximately 1.5 miles away providing an excellent choice of shops, restaurants and coffee shops. Both Hertford North and Hertford East mainline train stations are roughly equal distances away offers fast and regular services to London.



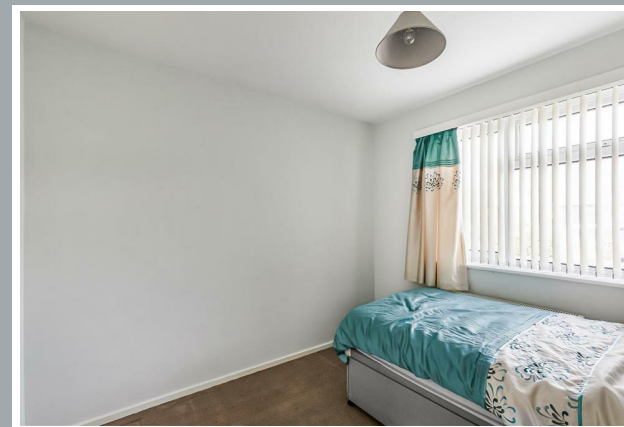
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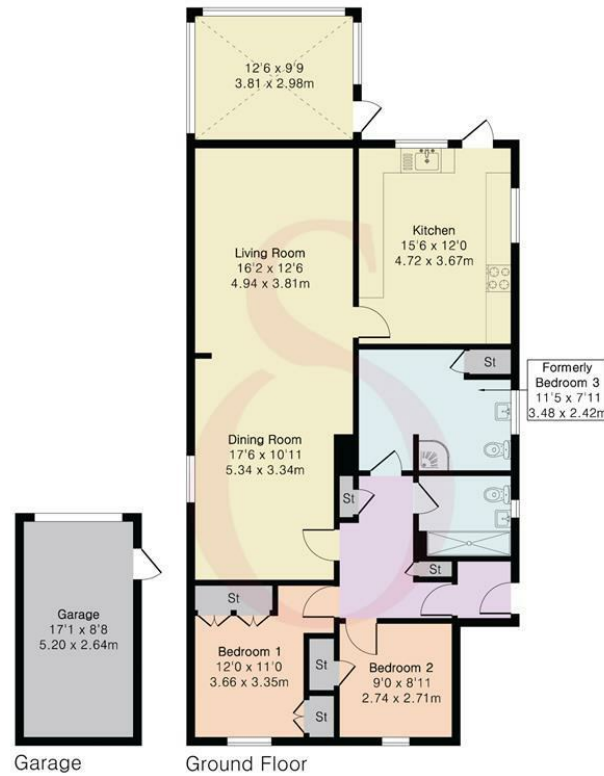
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**Approximate Gross Internal Area 1250 sq ft - 116 sq m
(Excluding Garage)**

Garage Area 148 sq ft - 14 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.

