



44, Cecil Road, Hertford
SG13 8HR
Price Guide £525,000



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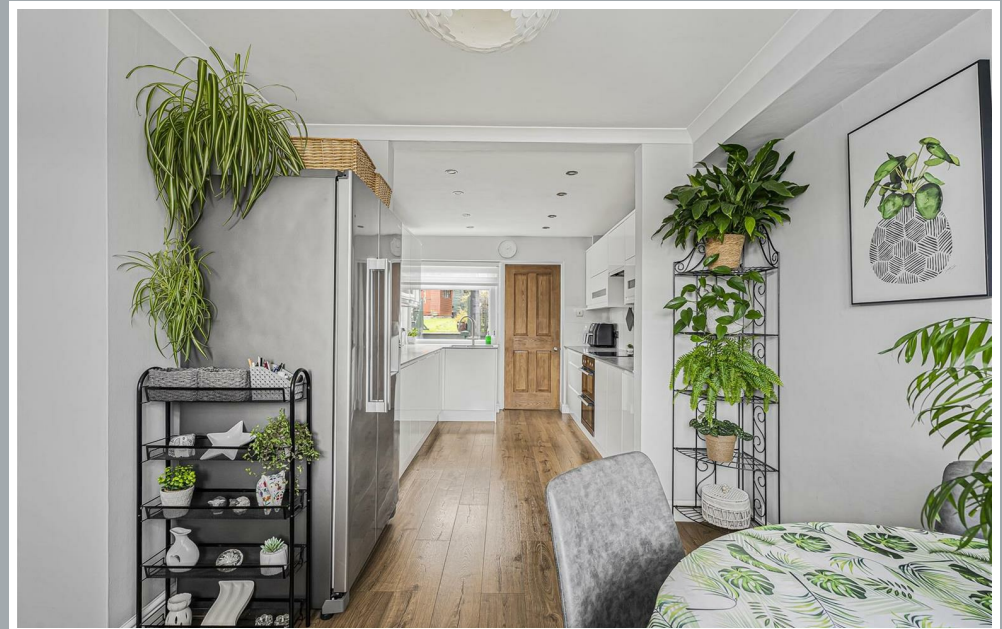
44 Cecil Road, Hertford, SG13 8HR

Steven Oates are pleased to offer this immaculately presented and extended three-bedroom family home which is perfectly positioned on this extremely popular residential street which is only a short distance from Hertford Town Centre. The ground floor accommodation of this stunning home welcomes you with an entrance porch, leading in to the surprisingly spacious entrance hallway which leads into separate family living room with cosy log burner and double doors out to the garden. The property has a high spec modern fitted kitchen. Further on, there is also a utility room with plumbing for a washing machine, cloakroom with access into the garden from the kitchen. On the upstairs you will find 3 generous size bedrooms and a modern family bathroom suite. Externally, this property has an attractive driveway which will comfortably fit two vehicles and there is a great size southwest facing rear garden, with large patio section and useful outbuilding currently used as a bar, steps lead up to a lawn section with shed, greenhouse and vegetable plot. This property also benefits from side and rear access.

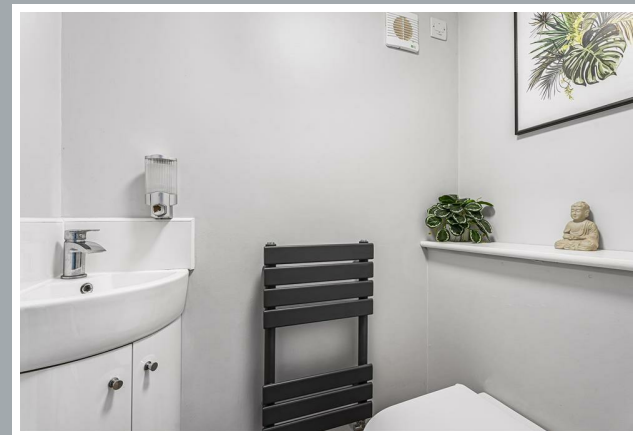
Located within the south side of Hertford, the property is only a short distance from both favoured SG13 primary and secondary schooling. Hertford town centre is only just over 1 mile away and provides an excellent choice of shops, restaurants and coffee shops. Hertford also offers a choice of 2 mainline train stations, Hertford East (approx. 1.7 miles away) and Hertford North (approx. 2.0 miles away) both providing fast services to London & The City.



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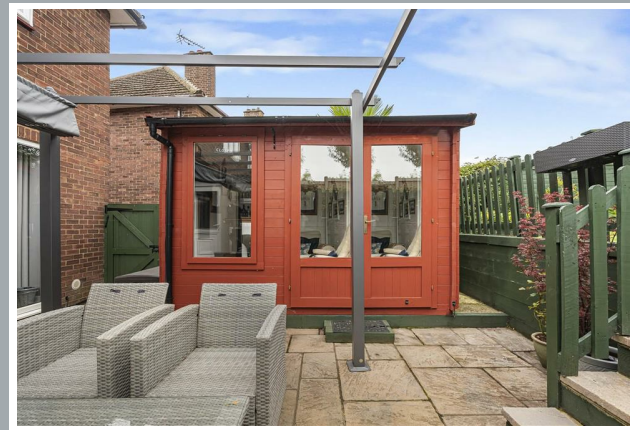




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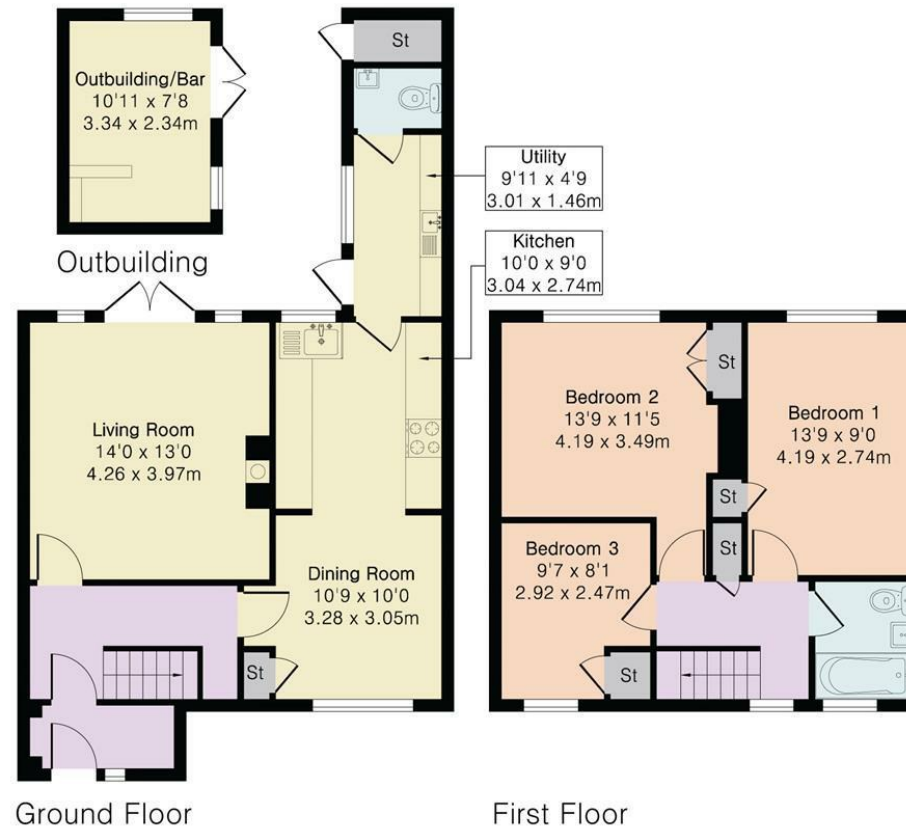


**Approximate Gross Internal Area 1024 sq ft - 96 sq m
(Excluding Outbuilding)**

Ground Floor Area 566 sq ft – 53 sq m

First Floor Area 458 sq ft – 43 sq m

Outbuilding Area 84 sq ft – 8 sq m



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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