



32, Tamworth Road, Hertford
SG13 7DN
Offers Over £945,700



stevenoates.com



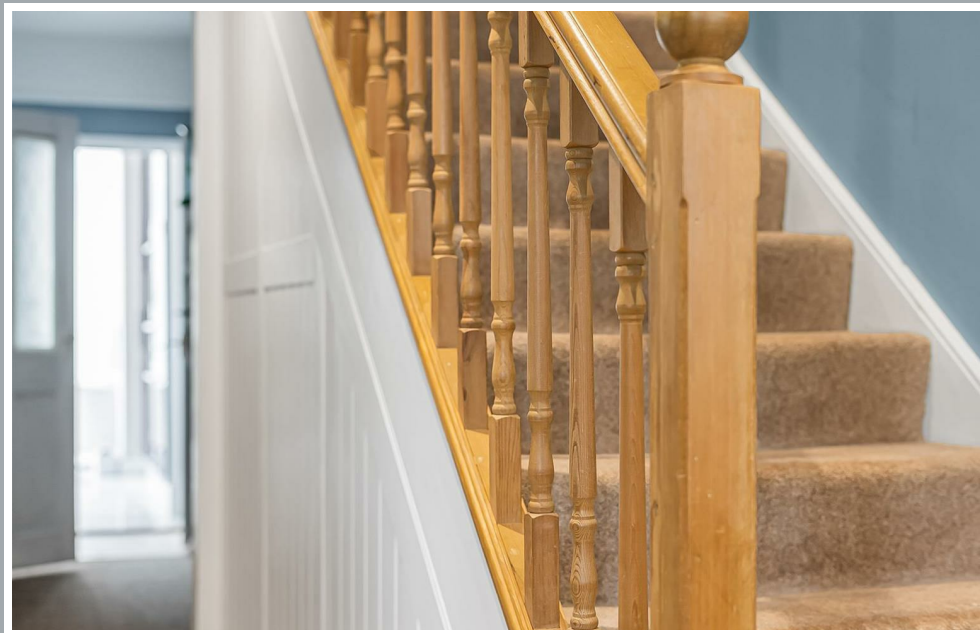
32 Tamworth Road, Hertford, Hertfordshire, SG13 7DN

A beautifully presented four/five-bedroom Victorian semi-detached home, ideally located on a sought-after road within easy reach of Hertford Town and Hertford East railway station. The property offers a welcoming entrance hallway, two well-proportioned reception rooms, and an impressive extended family kitchen perfect for modern living. Additional ground floor benefits include a stylish shower room and separate laundry room. A versatile basement room, currently used as a double bedroom, features newly fitted wardrobes. Outside, the home boasts a stunning mature 100ft south-facing rear garden, complete with a large storage shed ideal for families and outdoor entertaining. Eco-friendly features include an air source heat pump and thermal solar panels, enhancing energy efficiency. The property further benefits from off-street parking via a shared driveway, along with an electric vehicle charging point.

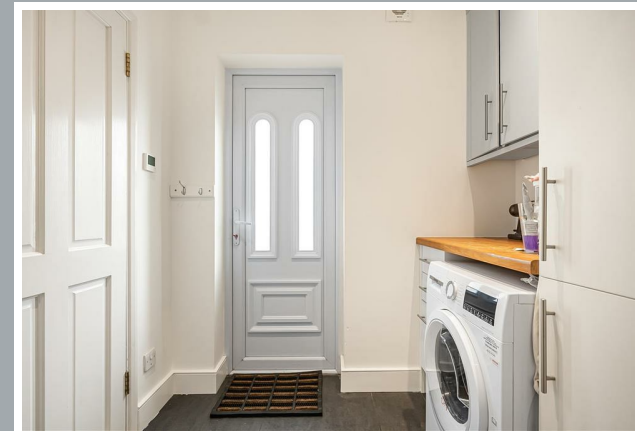
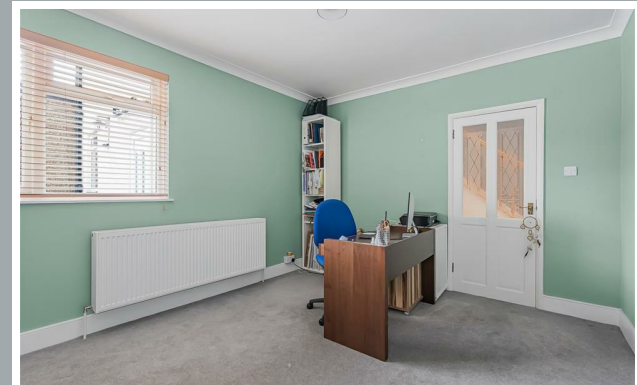
Located within this popular residential road, nestled amongst the east side of town which is an attractive mix of traditional Victorian roads within easy striking distance of Hertford East train station, which serves London's Liverpool Street., along with Hertford's favoured SG13 schooling. Hertford town centre is also a short distance away providing an excellent choice of shops, restaurants and coffee shops.



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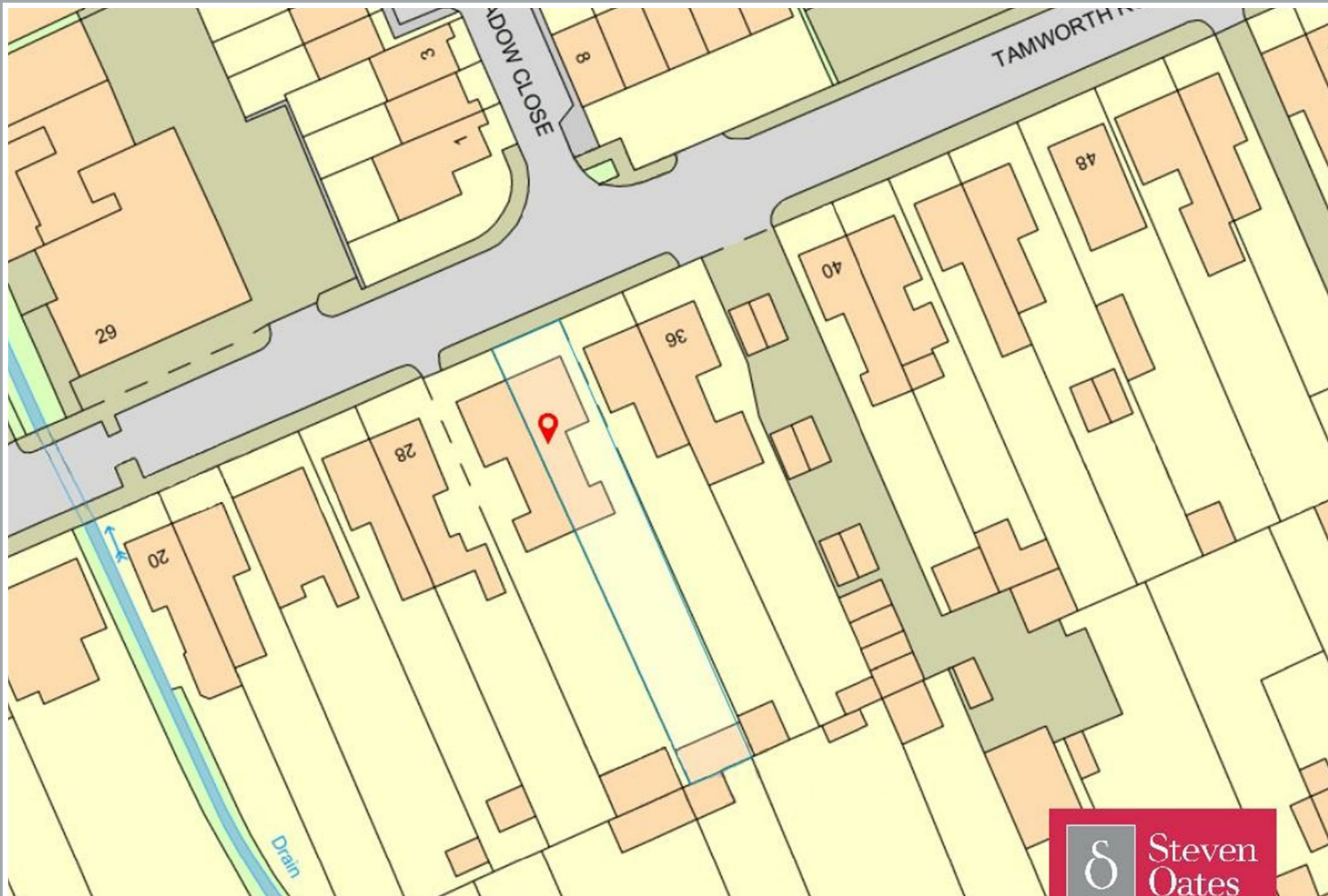
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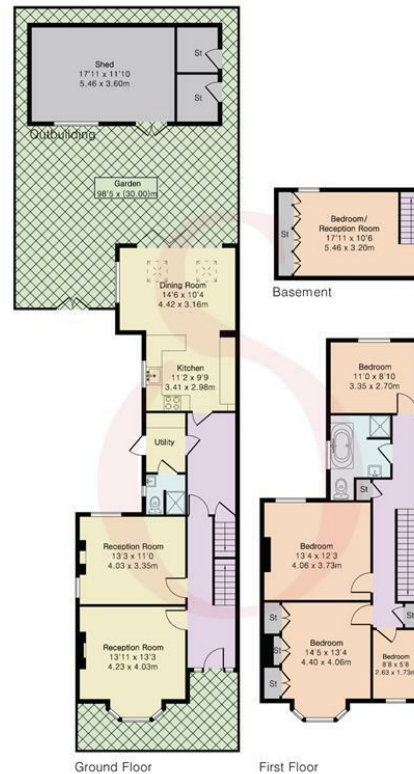
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**Approximate Gross Internal Area 1958 sq ft - 182 sq m
(Including Outbuilding)**

Basement Area 187 sq ft - 17 sq m
Ground Floor Area 850 sq ft - 79 sq m
First Floor Area 709 sq ft - 66 sq m
Outbuilding Area 212 sq ft - 20 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.



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