



56, Brookside, Hertford
SG13 7LL

Price Guide £335,000



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56 Brookside, Hertford, Herts, SG13 7LL

A well presented two bedroom ground floor maisonette situated in a popular location, within a short walk to Hertford Town Centre, offering multiple facilities. The accommodation comprises of a hallway, leading to a spacious lounge, both double bedrooms, modern bathroom and the kitchen is accessed via the lounge. There is a healthy lease term in excess of 150 years with a peppercorn ground rent. Externally, there is a front and private rear garden, garage en bloc and on street parking. This property would make an ideal first time purchase.

Brookside is a popular residential development on the eastern side of Hertford, offering a peaceful setting while remaining within easy reach of the town's excellent amenities. Hertford is renowned for its charming blend of historic character and modern convenience, with an excellent selection of independent boutiques, cafés, restaurants, bars, and supermarkets. The property is well placed for commuters, with both Hertford East and Hertford North railway stations providing regular services into London Liverpool Street and London Moorgate respectively. The A10, A414 and M25 are also easily accessible, offering convenient road links to London, Cambridge and the surrounding areas. The area is well served by a number of highly regarded schools for all age groups, making it particularly attractive to families. Residents can also enjoy an abundance of nearby green spaces, riverside walks along the River Lea and River Beane, Hartham Common, and a variety of leisure and sporting facilities.



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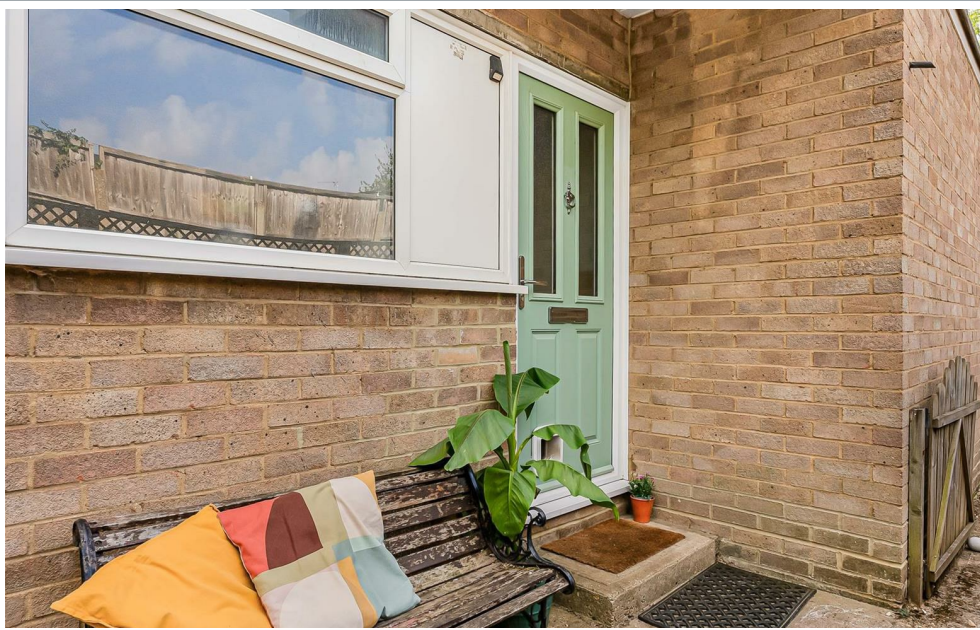
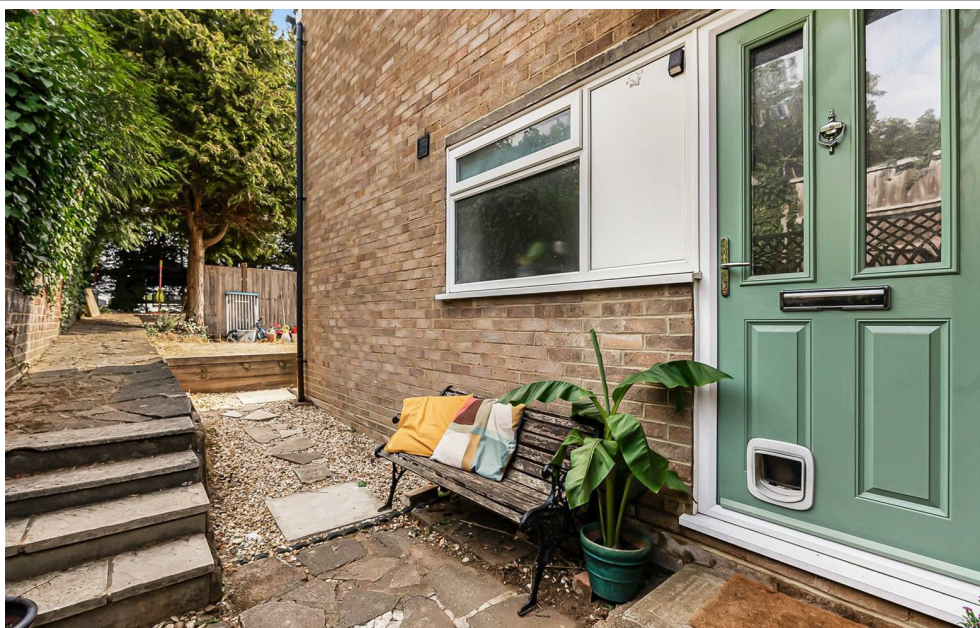


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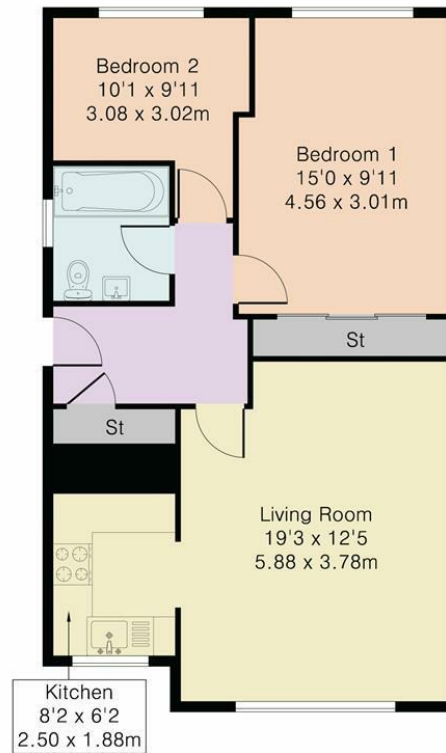
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Approximate Gross Internal Area 677 sq ft – 63 sq m



Ground Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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