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The beautifully simple new way to sell your home









Burnett Square, Hertford

A well-presented end-of-terraced house, with secluded landscaped garden and garage, within easy walking distance from the station and local shops..

£420,000

01992 87 85 80

Overall Description
This 1950's semi-detached house sits in a quiet, tucked away position on the edge of town, yet close to local amenities. The property has been well-maintained by its current owners, with gas central-heating, double-glazed windows and cavity wall insulation, yet also offers buyers potential for extension (into the loft, to the rear or into the garage - subject to the usual consents) and further improvement to suit your particular style and tastes. There are two double bedrooms and a bathroom on the first floor with an entrance hall, two receptions and a kitchen downstairs. The property has parking for three cars on the driveway, a garage and a surprisingly private back garden which has been attractively landscaped with a cleverly designed decking area over the pond. If you are looking for a comfortable home, that still has potential for you to put your stamp on it, then call to book a viewing appointment.

Location
This family home sits in a quiet corner of the Sele Farm estate on the edge of Hertford, only a short walk from good local shops (including a Co-Op supermarket, butchers, bakers, Post Office, pharmacy and fish & chip shop), the Bentley Road Play Area and the Sele Farm Community Centre. It is conveniently located for excellent local Primary Schools (Hertford St Andrews CofE, Hollybush Primary & St Josephs Catholic Primary School), as well as The Sele School (a co-educational secondary school and sixth form with academy status). The property is conveniently situated for local transport links at Hertford North station, with its regular services to London, around 10 minutes walk away and the A414 providing easy access to the A1 and A10. There are good bus services into town and beyond from bus stops just up the road. Hertford has a very good range of local facilities such as shops, restaurants, and supermarkets, as you would expect from a historic county town, yet is also an attractive and very pleasant place to live, which is why it is so popular with young families and commuters. The town is surrounded by some very beautiful countryside (footpaths including the Hertfordshire Chain Walk pass close by) and has a wide range of sporting and leisure pursuits close to hand, including Hartham Common with its riverside walks, Activity Centre, swimming pool and tennis courts.

Accommodation
From the private driveway the front door leads into the:

Entrance Hall 5'10 x 5'8 (1.78m x 1.73m)
Stairs to first floor. Radiator. Door to:

Sitting Room 13'2 x 12'10 (4.01m x 3.91m)
Window to front. Fireplace with coal-effect gas fire, wooden mantel, marble surround and hearth. TV/Telephone point. Under-stairs cupboard. Radiator.

Dining Room 8'8 x 6'5 (2.64m x 1.96m)
Sliding doors to rear. Wood-effect laminate floor. Radiator.

Kitchen 9'5 x 8'10 (2.87m x 2.69m)
Window to rear. Good range of kitchen units with roll-top work surfaces, a stainless steel sink unit and a tiled splash-back. Space for an electric oven. Space for fridge/freezer. Space and plumbing for washing-machine and dishwasher. Space for tumble-drier.

First Floor 6'5 x 5'10 (1.96m x 1.78m)
From the hallway stairs lead up to the landing. Frosted window to side. Loft hatch (Loft is part-boarded with a ladder, light and gas central-heating boiler).

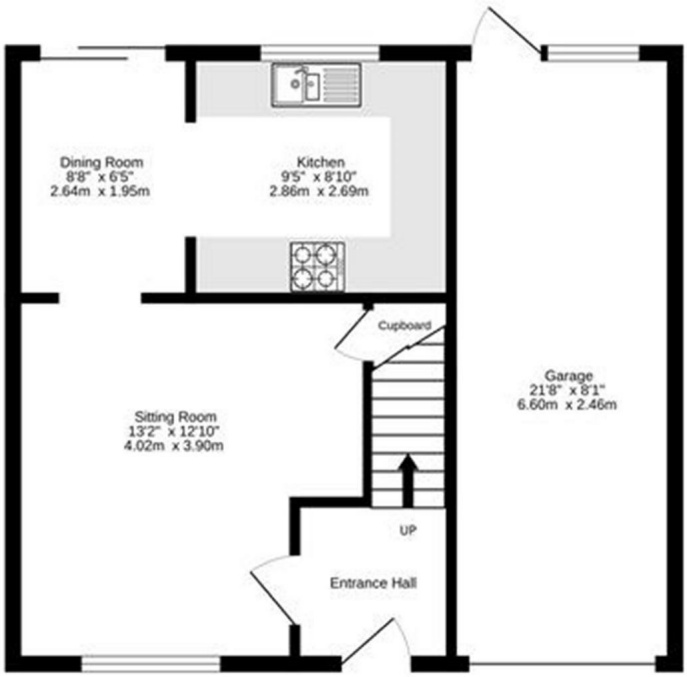
Bedroom One 12'10 x 9'11 (3.91m x 3.02m)
Window to front. Over-stairs wardrobe with clothes rail and shelving. Over-stairs storage cupboard with shelving. Radiator.

Bedroom Two 12'7 x 10' (3.84m x 3.05m)
Window to rear. Airing cupboard with factory-lagged hot-water cylinder and wooden slatted shelving. Radiator.

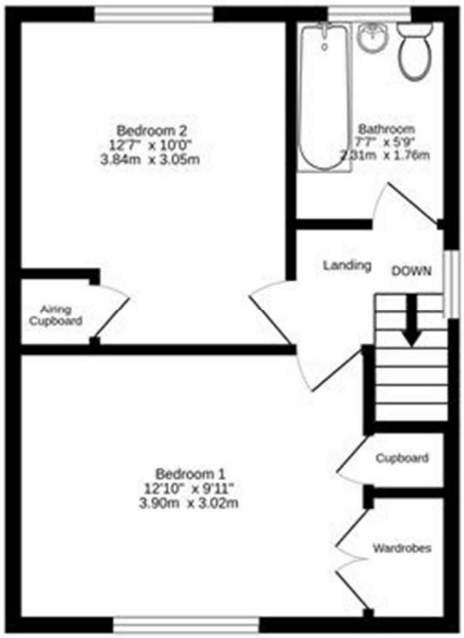
Bathroom 7'7 x 5'9 (2.31m x 1.75m)
Frosted window to rear. Panel bath with electric shower above. Low-level wc. Wash-hand basin. Half-tiled walls. Vinyl floor tiles. Radiator.

Outside
The property has a front garden with a private driveway and space for three cars. GARAGE: 21'8 x 8'1 with garage door to front, windows to the rear and side, electric light and power, and a door with cat-flap to the garden. The back garden is a good size and has been attractively landscaped with a central lawn, well-stocked flowerbeds, mature shrubs and trees. At the top of the garden is a pond with a decking area above, a lovely private space from which to enjoy the seclusion.

Ground Floor
526 sq.ft. (48.8 sq.m.) approx.



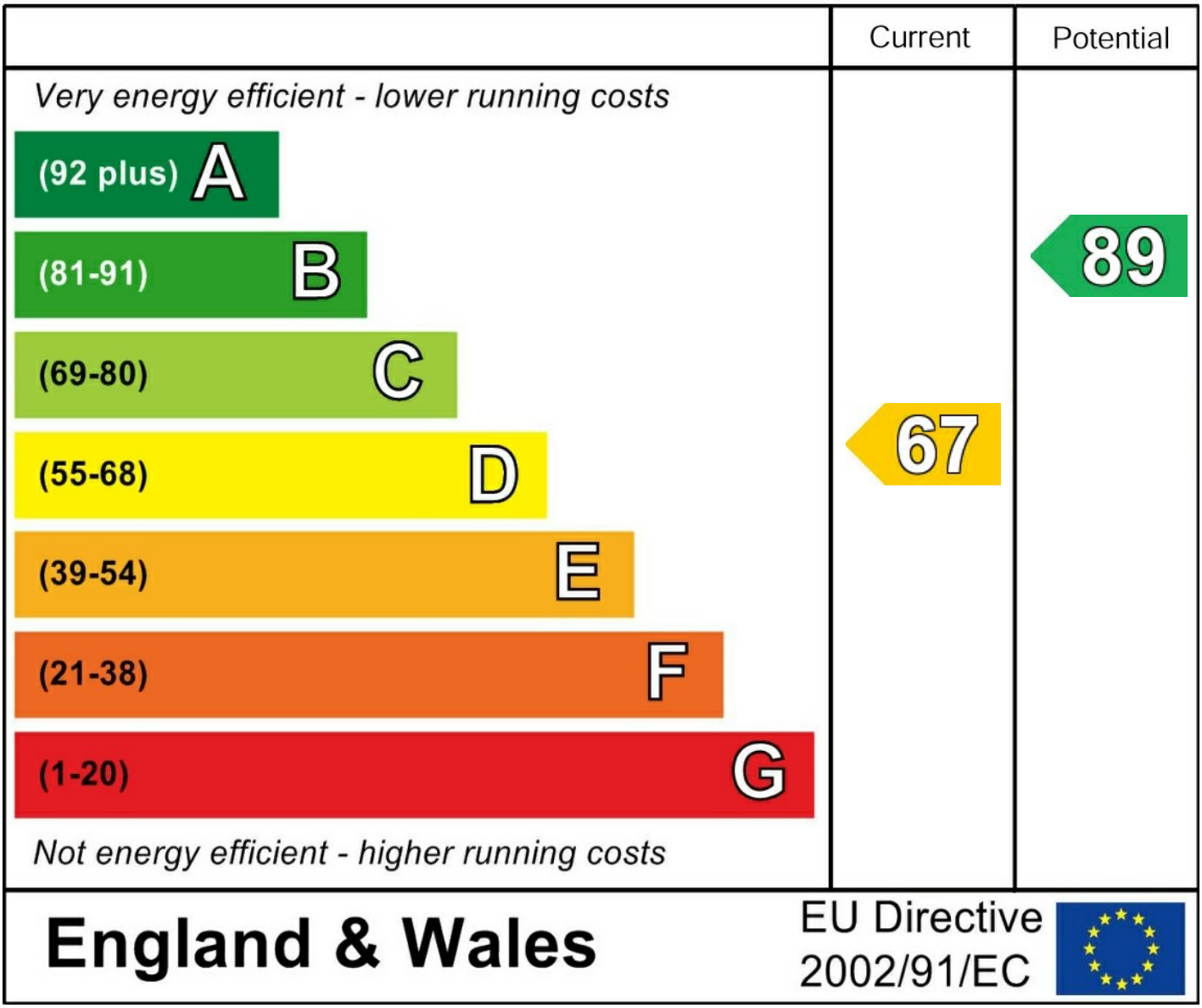
1st Floor
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

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