



Park Road, Hertford, SG13 7LF

Welcome to Park Road, Hertford

A well-proportioned, larger-than-average Victorian terraced home offering bright, spacious and beautifully presented accommodation arranged over three floors, making it an ideal family home. Ideally located for Hertford town centre and the Hertford East railway station. The ground floor features two generous reception rooms, including an attractive front reception room with a bay window that floods the space with natural light. The rear reception room provides an excellent family and dining area and leads through to a modern galley-style kitchen fitted with a range of integrated appliances. A convenient downstairs cloakroom completes the ground floor accommodation. On the first floor are two well-sized double bedrooms, with bedroom two benefiting from fitted wardrobes. Bedroom one enjoys access to a stylish four-piece family bathroom suite, featuring both a bath and separate shower. The second floor loft conversion provides a spacious third double bedroom along with a further modern bathroom, creating an ideal guest suite, principal bedroom or teenager's retreat. Further benefits include a useful basement level, currently utilised as a playroom, offering flexible additional living space. Externally, the property boasts a larger-than-average rear garden with patio and decking areas, alongside a lawned section, providing excellent space for entertaining, relaxing and family enjoyment.



-Accommodation Overview-

Lounge

12' 7" x 11' (3.84m x 3.35m)

Dining Room

13' x 11' 4" (3.96m x 3.45m)

Kitchen

Cloakroom

-First Floor Landing-

Bedroom One

12' 11" x 11' 4" (3.94m x 3.45m)

En-Suite Bathroom

Bedroom Three

10' 11" x 8' (3.33m x 2.44m)

-Second Floor-

Bedroom Two

13' 1" x 11' 6" (3.99m x 3.51m)

Bathroom

-Basement-

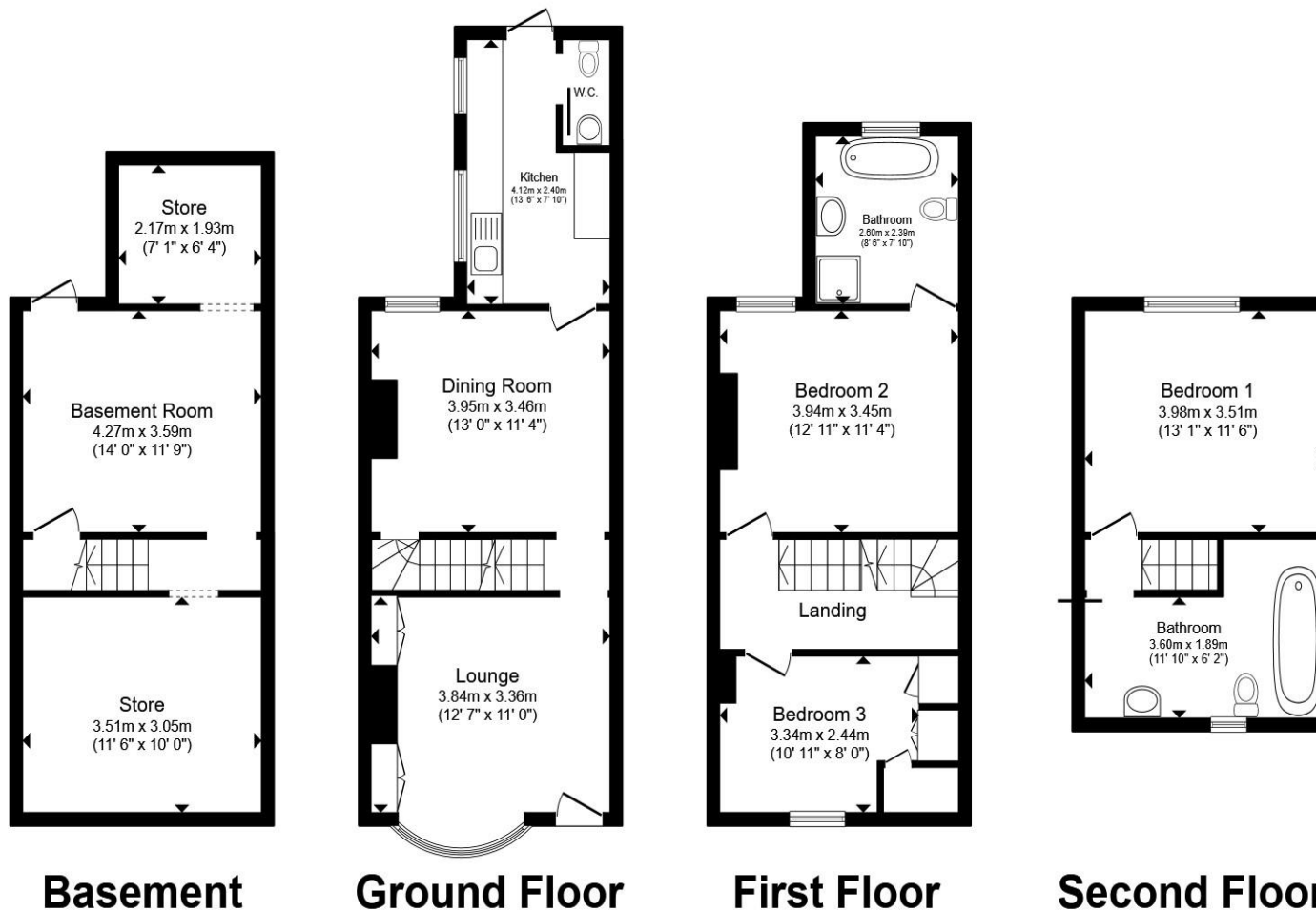
14' x 11' 9" (4.27m x 3.58m)

Store

11' 6" x 10' (3.51m x 3.05m)

Store

7' 1" x 6' 4" (2.16m x 1.93m)



Total floor area 142.2 m² (1,531 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Park Road, Hertford

- A Well Presented Three Bedroom, Two Bathroom Family Home
- Spacious Living & Character Features
- Basement With Storage Areas
- Two Bathrooms & Downstairs Cloakroom
- Ideal For Hertford Town Centre & Hertford East Train Station

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108365 - 0001

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