



SIMPLY HOMES

George Street
Hertford SG14 3AD

Price Guide £650,000





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An attractive and recently extended three-bedroom character cottage with basement, expansive living accommodation and within a desirable no-through road location. Convenient for both Hertford North and East stations and the town centre.

Enter the property via the front door into the living room, with feature cast iron fireplace and front aspect sash window, leading through to the inner hallway to a second family room and onto the open plan and recently extended kitchen/breakfast room, with a range of fitted base and eye level units, quartz worktops, integrated Neff appliances, underfloor heating, and a central kitchen island. Light floods through into the kitchen/breakfast room via the skylights and large rear window. The kitchen/breakfast room is served by a separate utility with cloakroom/WC.

To the first-floor landing, where you are again met with floods of light via a large skylight. There are three good sized bedrooms, two of which being doubles and the principal bedroom featuring a character fireplace, dressing area and a fully fitted en-suite. The first floor is also served by a beautifully finished 3-piece family bathroom.

Heading down to the basement, where you'll find a further reception room currently serving as an office and snug.

The exterior of the property consists of a good size sunny rear garden with patio entertainment area and laid lawn thereafter. There is also gated side access via a tunnel.

Located within the much sought-after town of Hertford, George St. offers a private no-through road location being a short walk to the town centre, equidistant to both Hertford North & East train stations and within the catchment area for the exceptional local schools.







- Summary -	
- Ground Floor -	
Living Room	11'3" x 13'3" (3.44 x 4.05)
Family Room	10'5" x 13'3" (3.20 x 4.05)
Kitchen/Breakfast Room	21'9" x 12'3" (6.63 x 3.75)
Utility Room	
WC	
- First Floor -	
Landing	
Principal Bedroom	10'11" x 10'1" (3.33 x 3.09)
Dressing Area	
En-suite	
Bedroom Two	11'6" x 9'0" (3.53 x 2.76)
Bedroom Three	10'9" x 6'11" (3.30 x 2.13)
Family Bathroom	
- Basement -	
Snug/Office	10'7" x 11'5" (3.25 x 3.50)
- Exterior -	
Rear Garden	







Total area: approx. 113.1 sq. metres (1217.5 sq. feet)





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