



SIMPLY HOMES

**Brooks Court**

Hertford SG14 2JF

**Offers Over £450,000**







# Brooks Court

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CHAIN FREE - A sizeable 4-bedroom, 2-bathroom town house with stunning views over rolling countryside, private driveway and rear garden.

Enter into the entrance hallway leading to the ground floor shower room and onto the kitchen/dining room, of which comprising of a range of base and eye level units and integrated/freestanding appliances. Within the kitchen there is a rear aspect door that leads out into the garden. All ground floor windows and external doors have been upgraded.

The first floor comprises of the large front-aspect living/reception room with new shutters and carpet, separate office and a good size guest bedroom.

To the second-floor landing where there are an additional three double bedrooms, with two of said bedrooms featuring fitted wardrobes. The second floor also boasts a good-size 3-piece family bathroom with underfloor heating.

The exterior consists of a delightful rear garden, perfect for all entertainment needs. The garden is laid to patio with gate providing rear access. The property also features a paved driveway with space for two cars.

The property is conveniently located in a mature residential road to the west of Hertford town and within proximity to Hertford North station and a handful local shops and amenities.







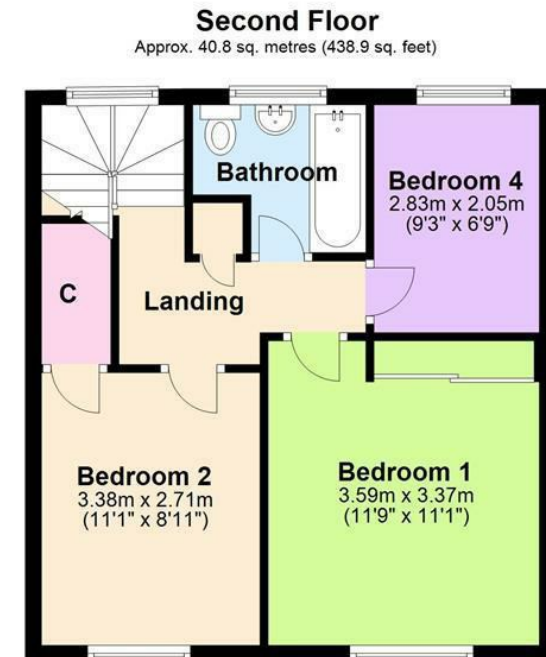
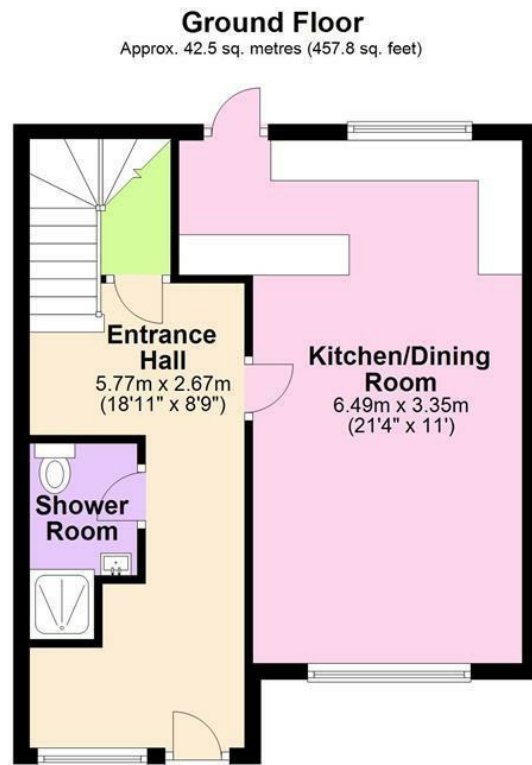












Total area: approx. 124.2 sq. metres (1336.4 sq. feet)





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