



Hertingfordbury Road, SG14 2AL
Hertford



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Kings group are DELIGHTED to bring to market this TWO BEDROOM HOME for sale within the popular SG14 area.

The ground floor of the property is comprised of a large lounge / diner. A practical kitchen with a "U" shaped style allowing great counter top space. As you enter the first floor, you are greeted with a good size bathroom, a great size double bedroom with a built in wardrobe and a secondary double room. The property is also complimented with a south facing rear garden. Additionally, the property is gifted with plenty of parking spaces directly behind the property.

This fantastic house offers amazing links to both Hertford North train station (0.3 miles) and Hertford East Railway Station (0.93 miles) offering a direct link into London. There is also an added advantage of being situated near some of the areas most popular schools such as Hollybush Primary School (0.29 miles) and Sele School (0.46 Miles). Additionally, local shops and amenities are also close with Hertford Town Centre being 0.7 miles away (17 minute walk) where there are an abundance of supermarkets, banks, restaurants and other high street shops to choose from.

Hertford, the county town of Hertfordshire, offers a rich blend of history and modern charm. With its ancient origins and landmarks like Hertford Castle, it boasts a well-preserved medieval town center. The scenic River Lea and surrounding countryside provide beautiful green spaces for outdoor activities.

For more information on the local amenities, please visit <https://www.kingsgroup.net/branches/hertford/> and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links and even more!

£390,000



Entrance Hall 10'5" x 7'6" (3.20 x 2.29)

Stairs to first floor landing, Single radiator, Laminate flooring, Power points

Lounge / Diner 16'3" x 11'8" (4.96 x 3.57)

Double glazed windows at side aspect, Double radiators, Laminate flooring, Phone point, TV Aerial point, Power points, Double glazed door leafing to garden

Kitchen 10'5" x 8'9" (3.18 x 2.68)

Double glazed window at side aspect, Tiled flooring, Acrylic splash backs, Integrated electric oven with electric hob, Hood style extractor fan, Sink with drainer unit, Space for fridge freezer, Plumbing for washing machine, Plumbing for dishwasher, Power points

First Floor Landing 11'0" x 7'0" (3.37 x 2.14)

Laminate flooring

Bedroom One 10'4" x 10'5" (3.15 x 3.20)

Access to loft space, Double glazed window at side aspect, Single radiator, Carpeted flooring, Built in wardrobe, TV Aerial point, Power points

Bedroom Two 10'5" x 8'4" (3.20 x 2.55)

Double glazed window at side aspect, Single radiator, Carpeted flooring, TV Aerial point, Power points

Bathroom 5'5" x 7'4" (1.66 x 2.25)

Double glazed opaque window at side aspect, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with shower attached, Wash basin with mixer tap, Low level WC, Tiled walls

Garden

Approx. 20ft x 18ft, south facing, side access





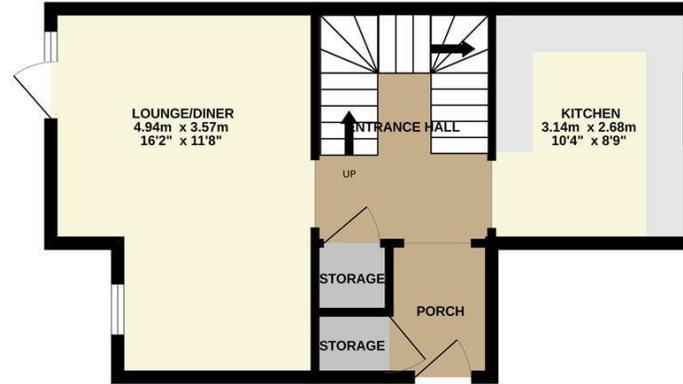
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



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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