Birdie Way, SG13 7SY
Hertford

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Kings group are DELIGHTED to bring to market this THREE BEDROOM END OF TERRACE HOME for sale within the popular SG13 area.

The ground floor of the property is comprised of an EXTENDED large lounge. A large kitchen / diner, plenty of storage cupboards and a downstairs WC. As you enter the first floor, you are greeted with a good size bathroom, Two double bedroom and a great size single room. The property is also complimented with a good size garden.

This fantastic house offers amazing links to both Ware train station (0.84 miles) and Hertford East Railway Station (1.21 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 Simon Balle All-Through School (1.24 miles) and Pinewood School (0.48 miles). Local shops and amenities are also close by Hertford Town Centre being a mile and a half away there is 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!

Offers In Excess Of £365,000

- THREE BEDROOM END OF TERRACE HOUSE
- EXTENDED LOUNGE
- DOWNSTAIRS WC
- 1 MINUTE WALK FROM LOCAL SHOP AND POST OFFICE
- CATCHMENT AREA OF GREAT PRIMARY AND SECONDARY SCHOOLS
- *CHAIN FREE*
- GREAT SIZE KITCHEN / DINER
- SHORT DRIVE TO A10 & A414
- 0.84 MILES FROM WARE TRAIN STATION AND 1.21 MILES FROM HERTFORD EAST TRAIN STATION
- COUNCIL TAX BAND C

Porch 5'42 x 5'04 (1.52m x 1.63m)
Double glazed window at side aspect, Large storage cupboard, Power points

Entrance Hall 12'52 x 5'75 (3.66m x 1.52m)
Single radiator, Laminate flooring, Storage cupboard, Smoke alarm, Power points, Stairs leading to first floor

Downstairs WC 3'06 x 5'85 (1.07m x 1.52m)
Double glazed window at side aspect, Single radiator, Laminate flooring, Wash basin with vanity unit under, Low level WC

Kitchen / Diner 15'85 x 8'89 (4.57m x 2.44m)
Double glazed window at rear aspect, Double radiator, Laminate flooring, Integrated gas oven with gas hob, Hood style extractor fan, Drainer unit sink, Space for fridge freezer, Space for washing machine, Integrated dishwasher, Double glazed door leading to garden, Power points, Spotlights

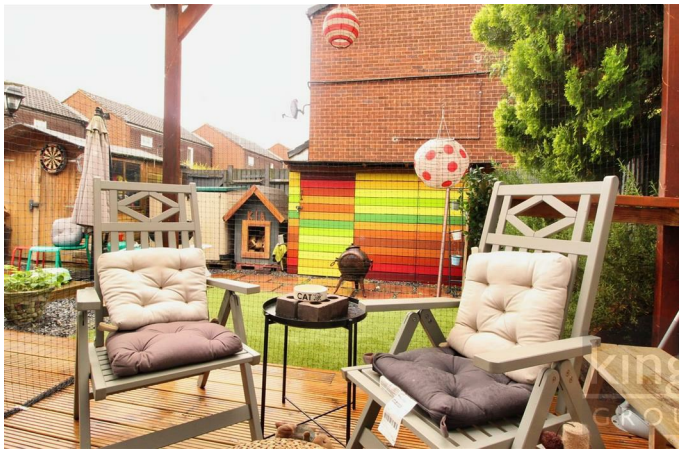
Lounge 13'12 x 27'28 (3.96m x 8.23m)
Double glazed window at front aspect, Double radiator, Laminate flooring, Phone point, Power points, TV aerial point, Spotlights, French doors leading to garden

Bedroom 1 8'52 x 15'57 (2.44m x 4.57m)
Double glazed window at rear aspect, Double radiator, Laminate flooring, Fitted wardrobes, Power points, TV aerial point

Bedroom 2 11'15 x 11'56 (3.35m x 3.35m)
Double glazed window at rear aspect, Double radiator, Laminate flooring, Built in wardrobes, Power points, TV aerial point

Bedroom 3 6'19 x 11'56 (1.83m x 3.35m)
Double glazed window at rear aspect, Single radiator, Laminate flooring, Power points

Bathroom 6'38 x 5'7 (1.83m x 1.70m)
Double glazed opaque window at front aspect, Heated towel rail, Laminate flooring, Panel enclosed bath with shower attached, Pedestal wash basin, Low level WC, Tiled walls.



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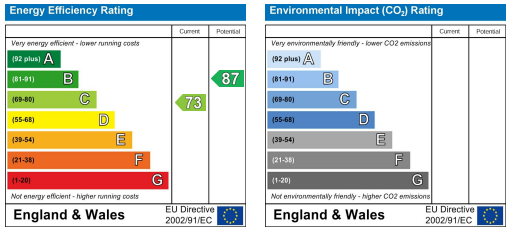
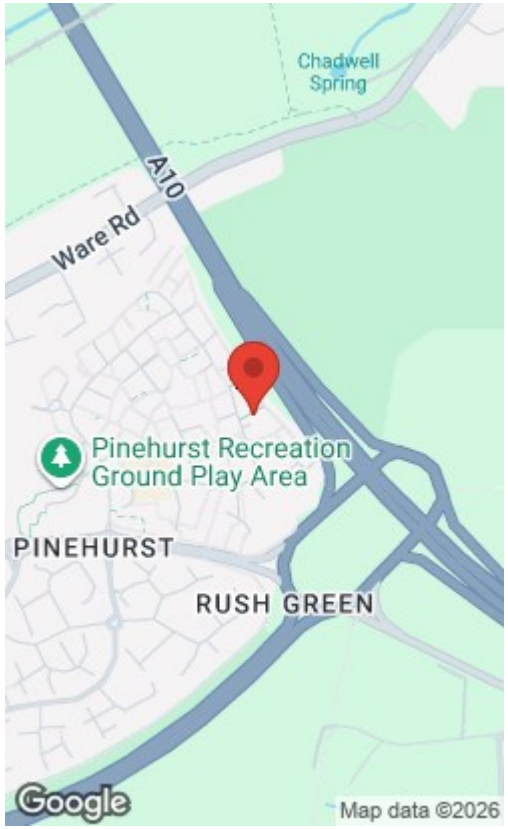
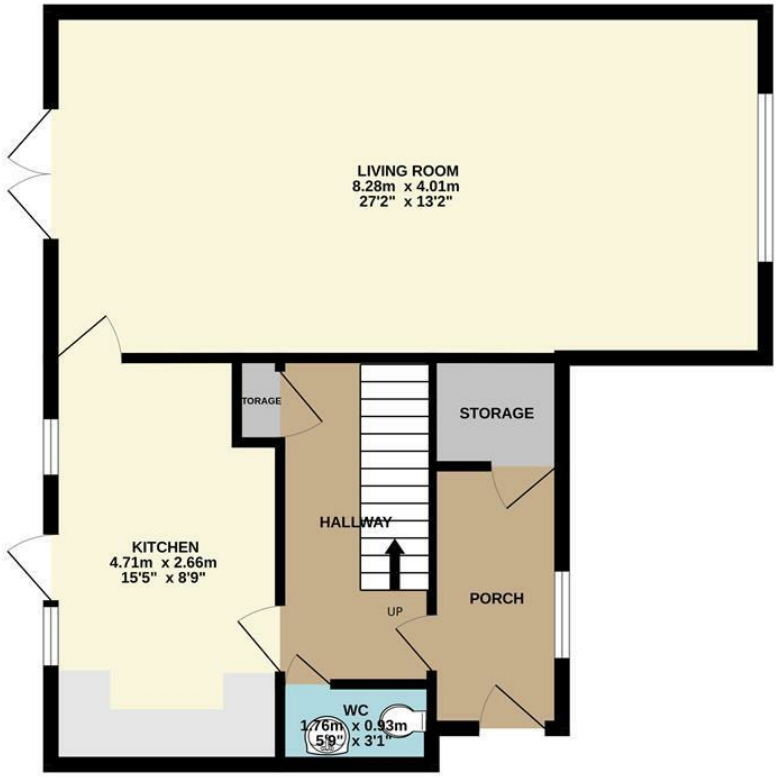
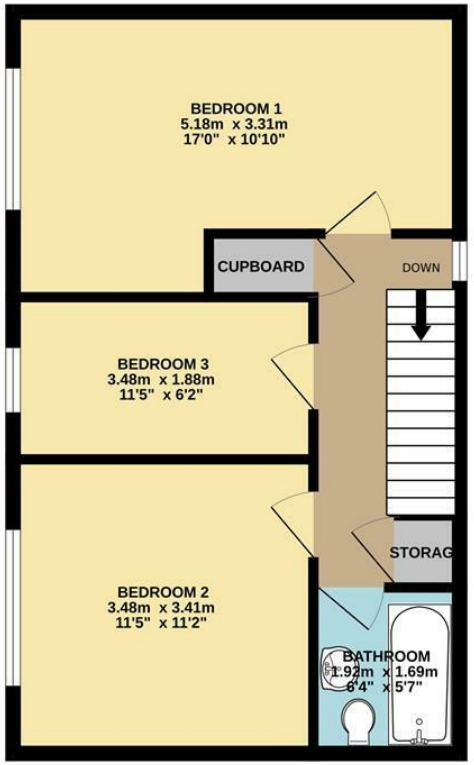




GROUND FLOOR
60.4 sq.m. (651 sq.ft.) approx.



1ST FLOOR
44.5 sq.m. (479 sq.ft.) approx.



TOTAL FLOOR AREA : 104.9 sq.m. (1129 sq.ft.) 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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