

shepherds  
A better home  
moving experience



18 Brookside

Hertford, SG13 7LL

**Guide Price £525,000**





## 18 Brookside

Hertford, SG13 7LL

Located within the highly regarded SG13 catchment area, this well-proportioned three-bedroom end-of-terrace home offers excellent living space, a garage, and a superb location.

The ground floor is arranged around a welcoming and generously sized entrance hall, setting the tone for the space throughout. To the front of the property is a large living room which flows naturally through to the rear, where the standout open-plan kitchen/dining room is positioned. This impressive space is ideal for modern family living and entertaining, with direct access to the rear garden, creating a strong connection between indoor and outdoor living.

The garden itself is of a very good size and further benefits from a substantial outbuilding, currently used as a home office — perfect for those working from home or in need of additional versatile space.

Upstairs, the property offers two spacious double bedrooms, along with a third bedroom that is notably generous for a single room. A well-appointed family bathroom completes the first-floor accommodation, while the loft is fully boarded and accessed via a pull-down ladder, providing excellent additional storage.

Additional benefits include a garage en bloc and an excellent position within walking distance of Simon Balle School, Hertford town centre, and Hertford East Station. The property also enjoys easy access to the A10 and A414, making it ideal for commuters.

A fantastic opportunity to secure a well-located family home with flexible living space in one of Hertford's most sought-after areas.





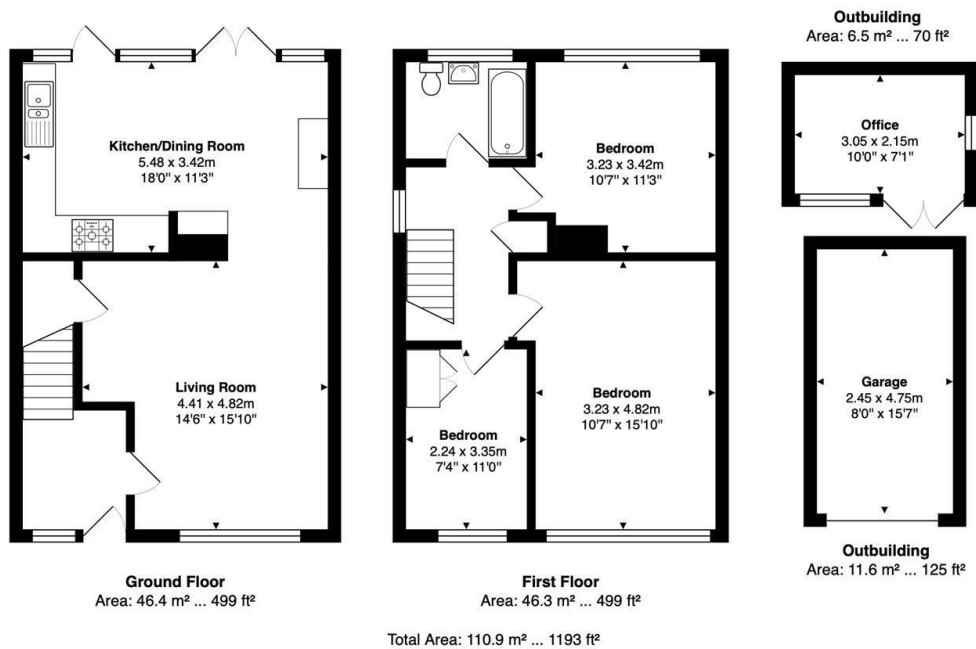


- Three-bedroom end-of-terrace home in the popular SG13 catchment area
- Large open-plan kitchen/dining room
- Generous living room and spacious entrance hall
- Well-proportioned bedrooms, including two doubles and a generous third
- Good-size rear garden with substantial outbuilding, ideal as a home office
- Well-appointed family bathroom on the first floor
- Garage en bloc providing additional parking or storage
- Excellent location within walking distance of Simon Balle School, Hertford town centre and Hertford East Station, with easy access to the A10 & A414





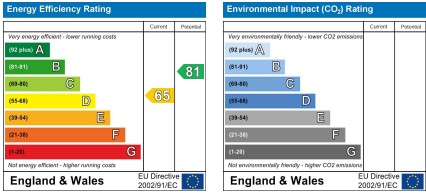
Floor Plan



Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk