

2 Emily Road  
Hertford, Hertfordshire SG14 2FN  
Guide price £470,000







## 2 Emily Road Hertford, Hertfordshire SG14 2FN

Tucked away in the sought-after town of Hertford, this beautifully presented three-bedroom property offers the perfect blend of modern comfort and timeless character. With spacious interiors, a private garden, and excellent transport links, it makes an ideal home for families, professionals, or anyone looking to enjoy a vibrant yet peaceful setting.

The ground floor features a bright and airy living room, perfect for relaxing or entertaining, alongside a well-fitted kitchen/dining area with plenty of storage and workspace. Upstairs, three generously sized bedrooms provide comfortable accommodation, complemented by a stylish family bathroom.

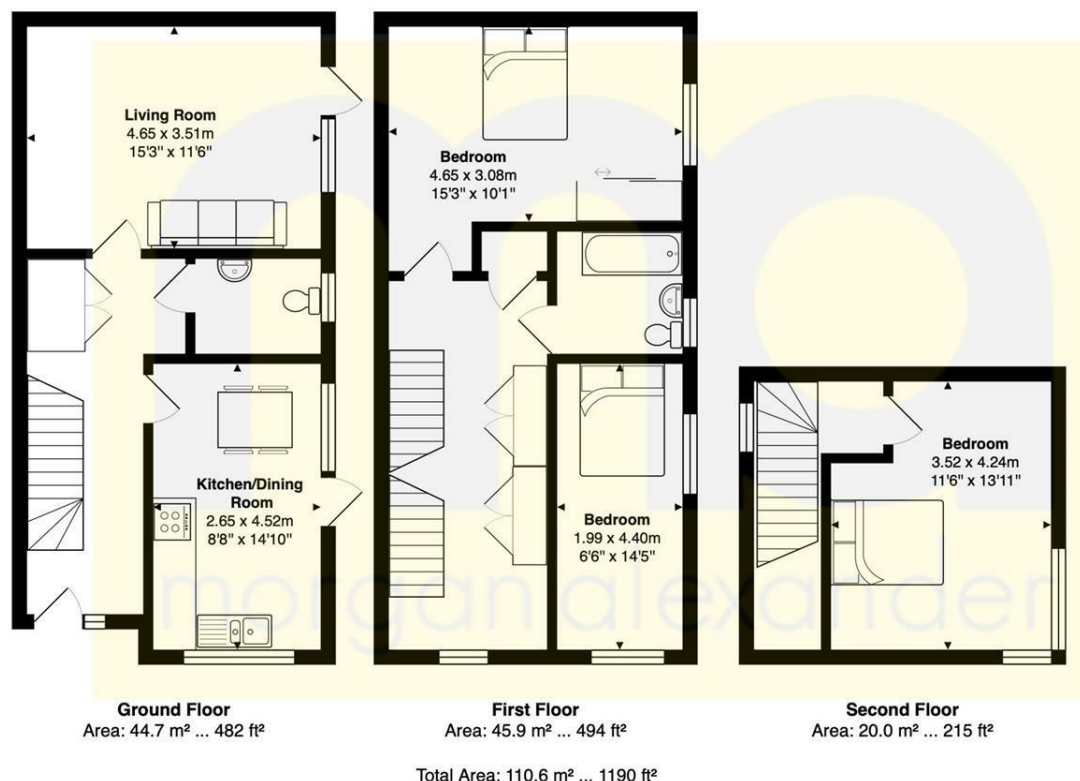
Outside, the property boasts a private rear garden—ideal for summer evenings and outdoor dining—as well as convenient off-street parking.

Located just a short distance from Hertford's bustling town centre, residents benefit from excellent local schools, shops, cafes, and parks. With both Hertford East and Hertford North stations nearby, commuting into London is fast and easy. This home offers everything from charm and space to convenience and location—ready to move straight into.









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

#### PROPERTY MISDESCRIPTIONS ACT 1991

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