

2 Emily Road
Hertford, Hertfordshire SG14 2FN
Guide price £235,000





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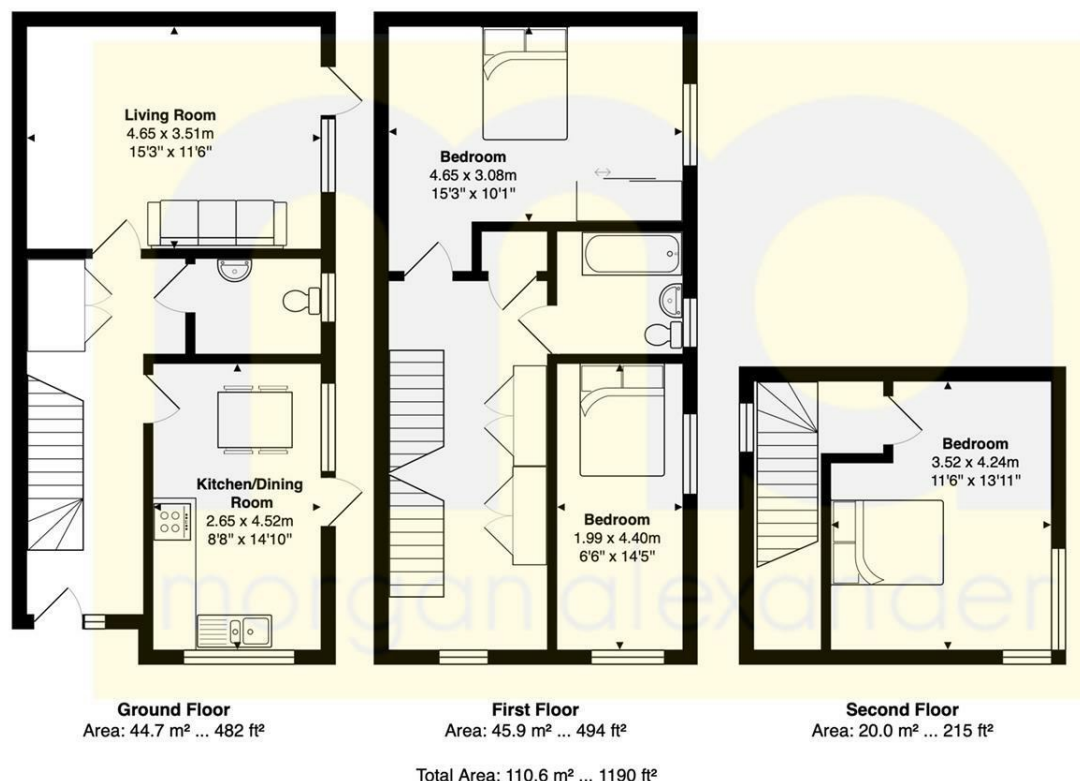
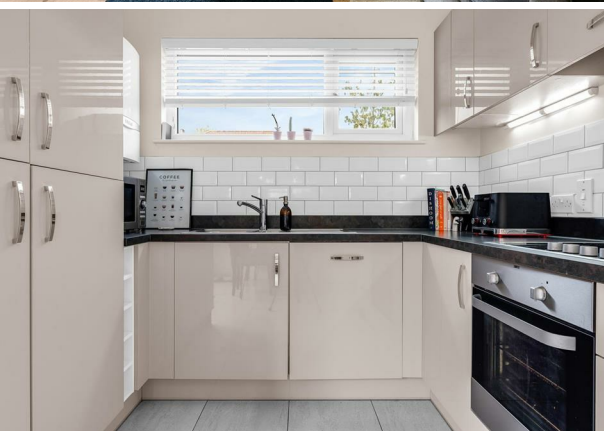
Tucked away in the sought-after town of Hertford, this beautifully presented three-bedroom property offers the perfect blend of modern comfort and timeless character. With spacious interiors, a private garden, and excellent transport links, it makes an ideal home for families, professionals, or anyone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





FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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