

12 Brookside
Hertford, SG13 7LL
Guide price £530,000

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The property is ideally located within walking distance of Hertford town centre and both mainline train stations, providing direct links into London. There is also convenient access to the A414 and A10 for wider road connections.

The accommodation begins with an entrance hall leading through to a spacious living room, which in turn opens into a well-finished, high-specification fitted kitchen with direct access out to the rear garden.

To the first floor are three bedrooms alongside a recently upgraded family bathroom.

Externally, the property benefits from a good-sized, southerly facing rear garden — ideal for outdoor dining and family use. There is also rear pedestrian access via a pathway leading back to the front of the property. A useful outbuilding with power and lighting has been added, making it well suited for use as a home office or studio.

The home is perfectly positioned for Simon Balle All-Through School, Abel Smith Primary School and Richard Hale School, all of which are within walking distance or catchment.

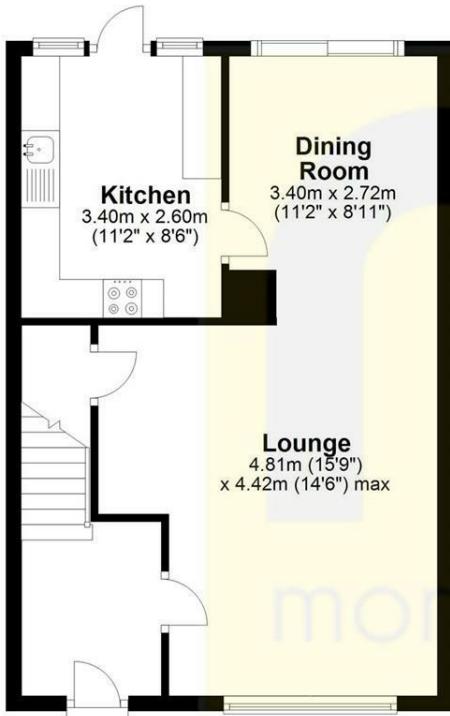
Garage en bloc — single garage located nearby.





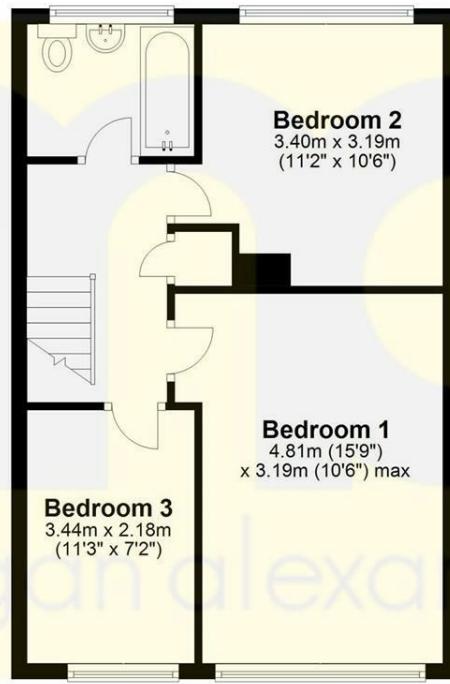
Ground Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



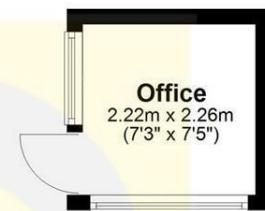
First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Outbuilding

Approx. 5.0 sq. metres (53.9 sq. feet)



Total area: approx. 95.0 sq. metres (1022.9 sq. feet)

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, 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, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	B	
(81-91) B	C	
(69-80) C	D	
(55-68) D	E	
(38-54) E	F	
(21-38) F	G	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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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