

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

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12 Brookside Hertford, SG13 7LL

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.

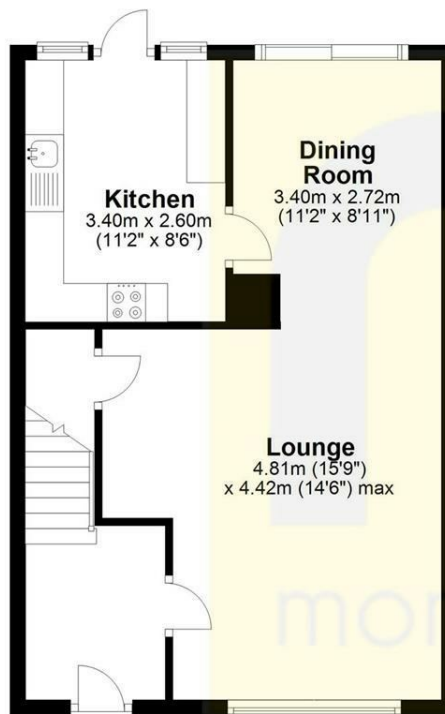
The home is perfectly positioned for Simon Balle All-Through School, Abel Smith Primary School and Richard Hale School, all of which are within walking distance or catchment.

Garage en bloc — single garage located nearby.

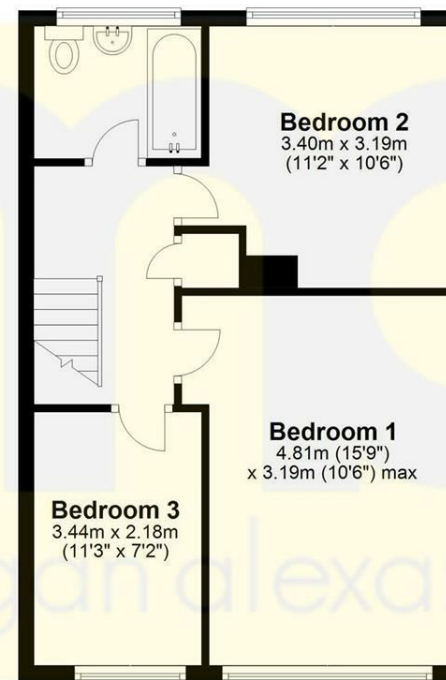




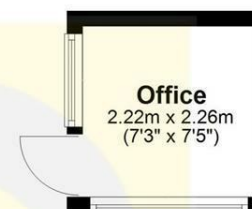
Ground Floor
Approx. 45.0 sq. metres (484.8 sq. feet)



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

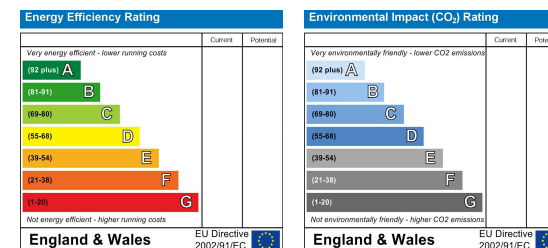


Outbuilding
Approx. 5.0 sq. metres (53.9 sq. feet)



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, features, fittings and any other data shown are 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.
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