8 Brookside
Hertford, Hertfordshire SG13 7LL
Guide price £535,000

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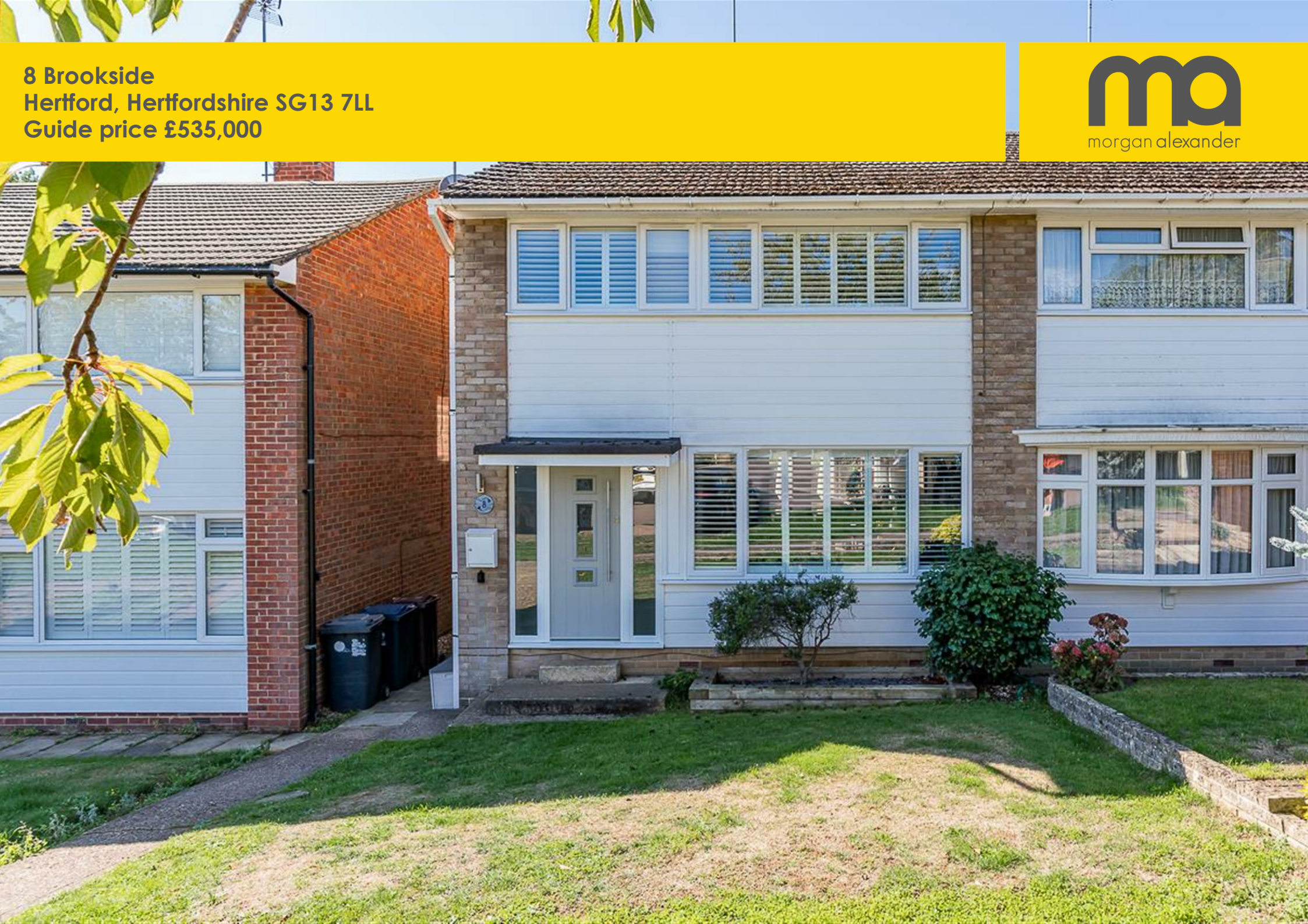

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Forming part of this popular residential development, is this beautiful three -bedroom home which enjoys an upgraded interior finish throughout, lovely south facing garden, garage and located within the SG13 school catchment area.

This stylish home is arranged over two levels, offering well-proportioned bright rooms, which offer flexible accommodation.

The property offers a stunning kitchen/dining room on the ground floor which enjoys several built-in appliances and bi-folding doors opening out onto the rear garden. There is a good size living room with feature fireplace, built-in storage and views to the front.

On the first floor is a good size landing with window to the side and a built-in storage cupboard. The main bedroom overlooks the front and offers recently installed wardrobes with complimentary drawers. Bedroom two offers storage and views to the rear. The third bedroom looks out to the front. The bathroom has been fitted with a modern suite.

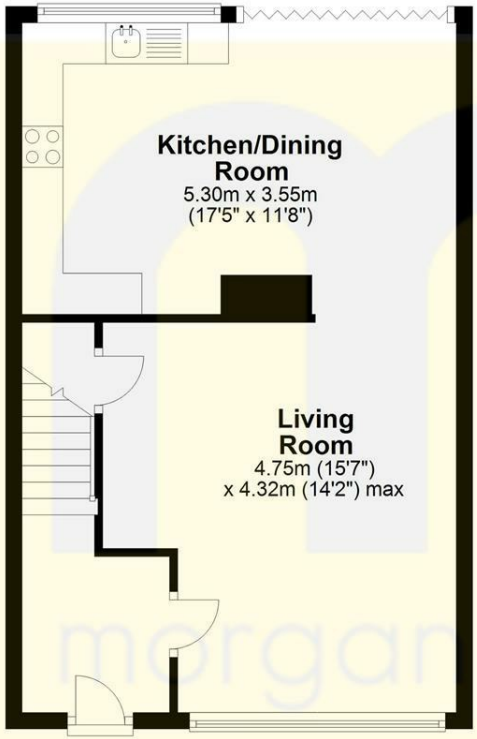
Outside there is a delightful south facing rear garden, perfect for family fun and outside dining, with a lovely decked terrace and lawn area. There is a useful side gate leading to the front of the property. The property come with a garage en block.

For the commuter, the property is within easy reach of both Hertford East and Hertford North mainline stations, making commuting into the City very easy.

For the family, it is located within the SG13 catchment for high performing local schools – Simon Balle All-Through School, Abel Smith School and Richard Hale School - and with easy access into Hertford town centre.

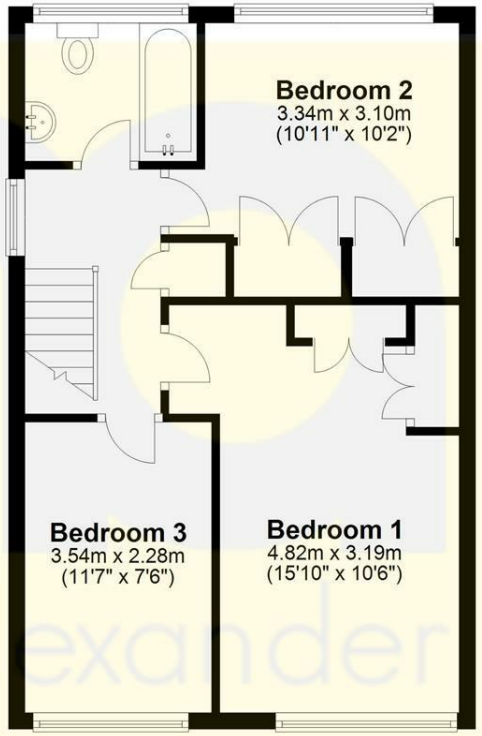
Ground Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



Total area: approx. 89.6 sq. metres (964.1 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 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.

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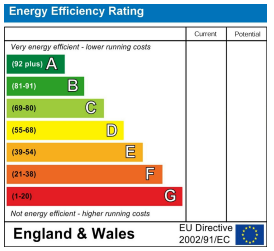

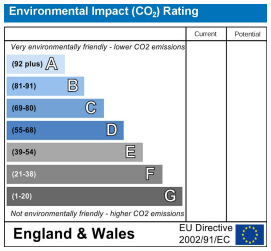

PROPERTY MISDESCRIPTIONS ACT 1991

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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The Property Ombudsman

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