



44 Burleigh Road, Hertford, SG13 7HA  
£500,000



## 44 Burleigh Road, Hertford, SG13 7HA

Beautifully Modernised Three-Bedroom Mid-Terraced Home in Sought-After SG13. This immaculately presented three-bedroom mid-terraced property has been tastefully updated by its current owners. Located in the highly desirable SG13 area, this home is within close proximity to essential amenities, highly regarded schools, and the picturesque countryside trails of The Meads.

We strongly advise a viewing at your earliest convenience.



## Property Description

Upon entering, a small porch leads into a welcoming hallway, setting the tone for the warm and inviting interiors. The lounge, with its views of the rear garden, boasts Parquet flooring and ample space for a wood burner, creating a cosy and stylish retreat. The thoughtfully designed kitchen-diner features a range cooker, modernised storage solutions, and wood flooring, making it a perfect space for both cooking and entertaining. The ground floor is further enhanced by the convenience of a downstairs WC, further storage and additional access to the rear garden.

The first-floor accommodation includes a spacious landing, also offering extension potential (STPP). There are three well-proportioned double bedrooms, all with built-in storage, and a beautifully presented family bathroom that complements the home's modern aesthetic.

Externally, the property benefits from a small green space at the front, with tunnel-linked access to the rear garden. The rear garden itself is thoughtfully designed with three tiered levels, combining lawn and hardstanding areas. At the top of the garden, a small workshop with a sun canopy and rear gate offers practical utility, alongside a brick-built storage area on the ground level.

This superb property presents an excellent opportunity to acquire a modernised family home in a highly coveted location, and for those seeking to expand, the property offers significant potential for extensions, subject to planning permission (STPP), a common feature in similar homes in the area.

## Front Porch

## Hallway

**Lounge** 13'9 x 13 (4.19m x 3.96m)

**Kitchen Diner** 19'10 x 9'2 (6.05m x 2.79m)

## Downstairs WC

## First Floor

**Bedroom One** 17'1 x 10'6 (5.21m x 3.20m)

**Bedroom Two** 13'7 x 9'1 (4.14m x 2.77m)

## Bedroom Three

12'3 x 9'7 (3.73m x 2.92m)

## Outside space

## Front Garden

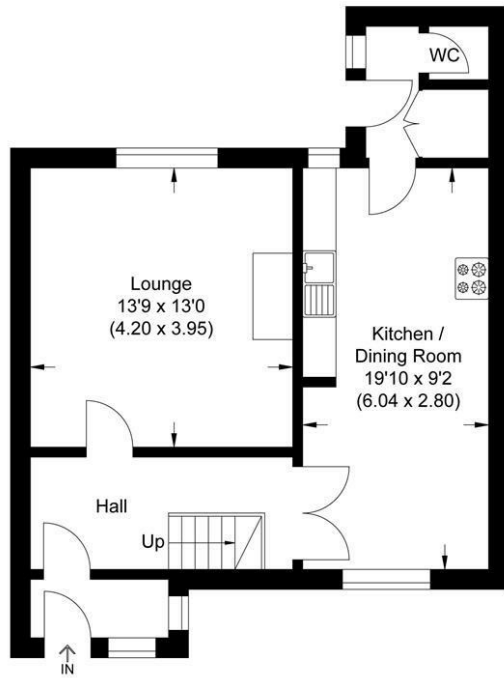
## Rear Garden



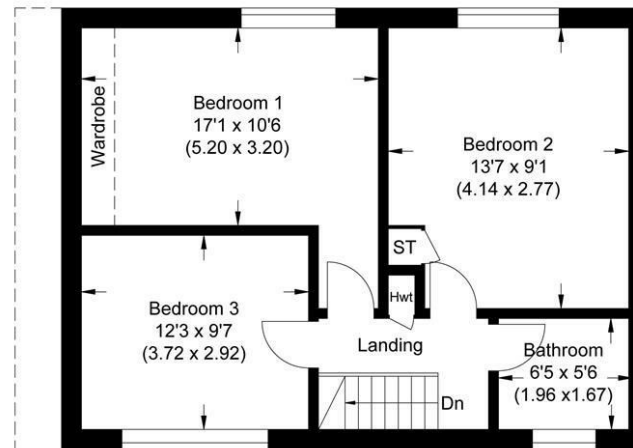




Approximate Gross Internal Area  
97.53 sq m / 1049.80 sq ft

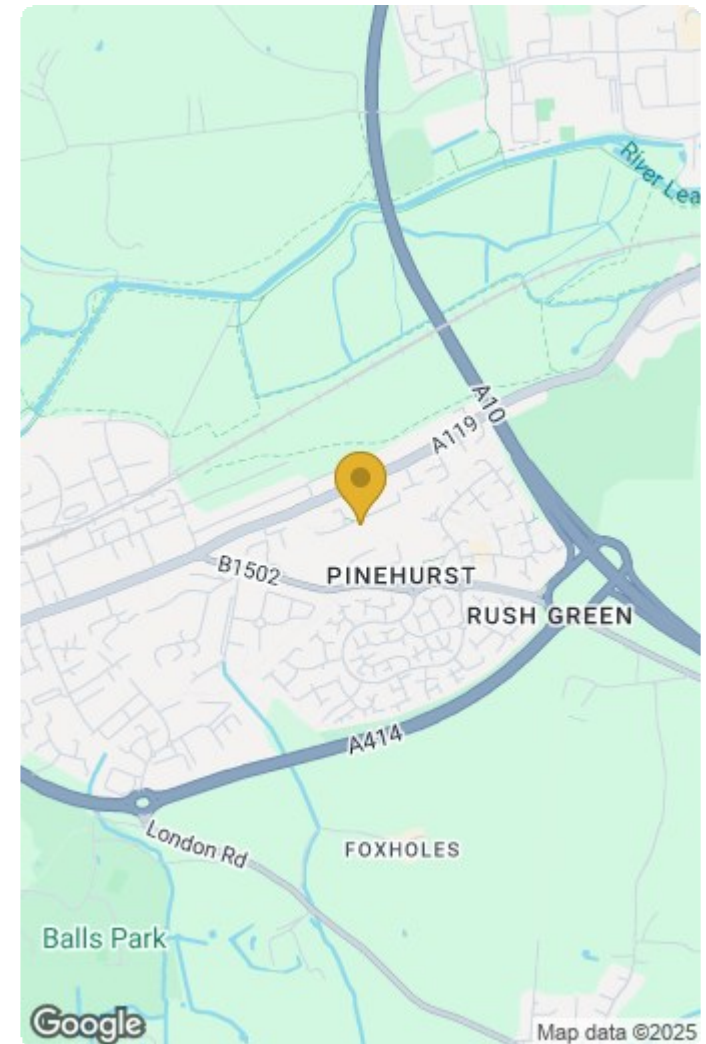


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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