



53 Burleigh Road, Hertford, SG13 7EZ
Offers In Excess Of £280,000



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****EXTENDED LEASE**/ ****CHAIN FREE **** / ****GROUND FLOOR MAISONETTE **** This property is in very good condition and located within a quiet Cul-De-Sac. Whilst offering Ground floor access , the property benefits from its own Private Rear Garden, with access form the kitchen. The 30ft wide garden is divided between patio and lawn areas. The garden also has a useful garden shed and Summer House. Internally the property has Two double bedrooms, good size Lounge Diner and Kitchen / Breakfast room. This is a great Investment or First Time Buy!**



Hallway

15 foot hallway with large storage cupboard and doors to all rooms. Feature flooring

Lounge - Diner 13'6 x 12'1 (4.11m x 3.68m)

Located to the front of the property and boasting a bay window making this a bright room. Feature flooring

Kitchen Breakfast Room 11'1 x 12'1 (3.38m x 3.68m)

Range of base and eye level units. Window to rear aspect with views of Ware Park

Bedroom One 12'1 x 10'2 (3.68m x 3.10m)

DOUBLE bedroom with views to rear

Bedroom Two 10'8 x 10'2 (3.25m x 3.10m)

Good second DOUBLE bedroom with window to front aspect

Bathroom

Family bathroom with panel bath. Tiled floor and part tiled walls. Concealed cistern WC and vanity style wash hand basin. window to rear aspect. Chrome heated Towel Rail

Rear Lobby

Rear lobby with door to garden. Several storage units

Store Room

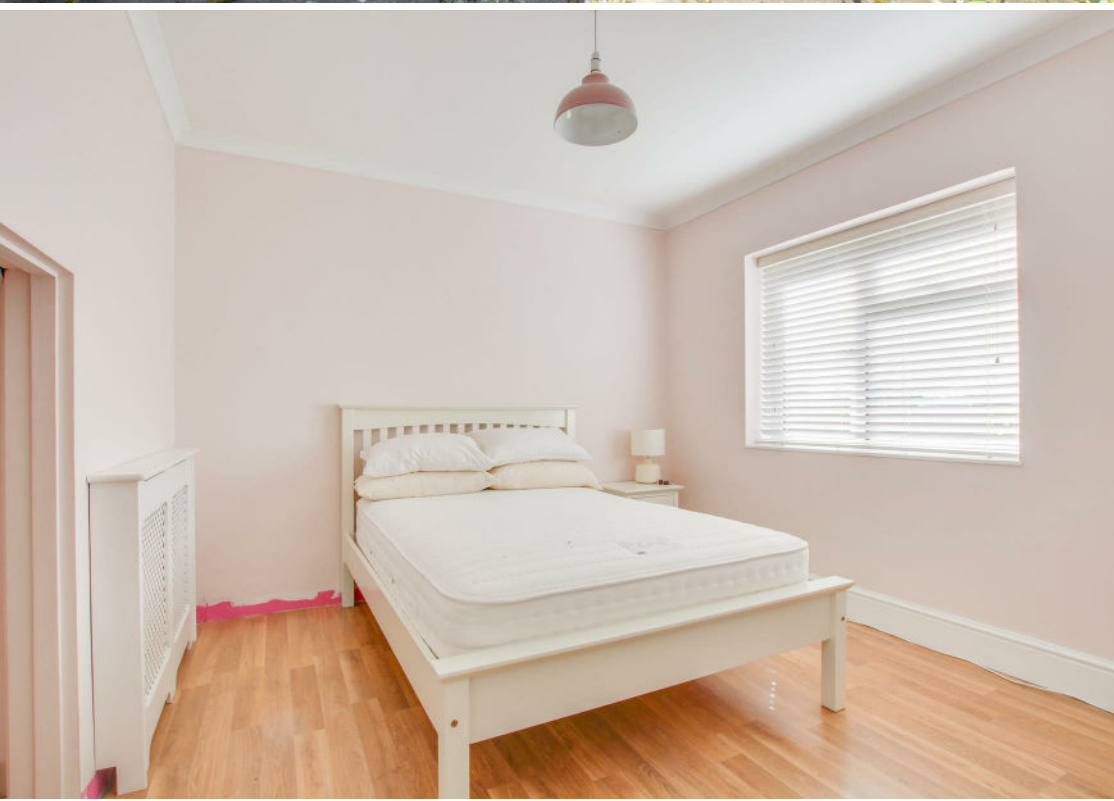
Very useful Store room

Garden

c 30ft wide. Divided between patio and lawn area. Place to store wheelie bin and path to front of property. Garden Shed

Summer House

Nice summer house, perfect for storing garden furniture. Could make a great children den





GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.

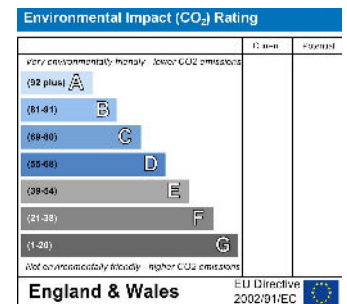
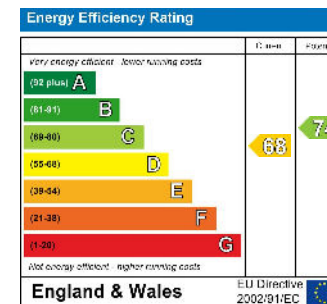
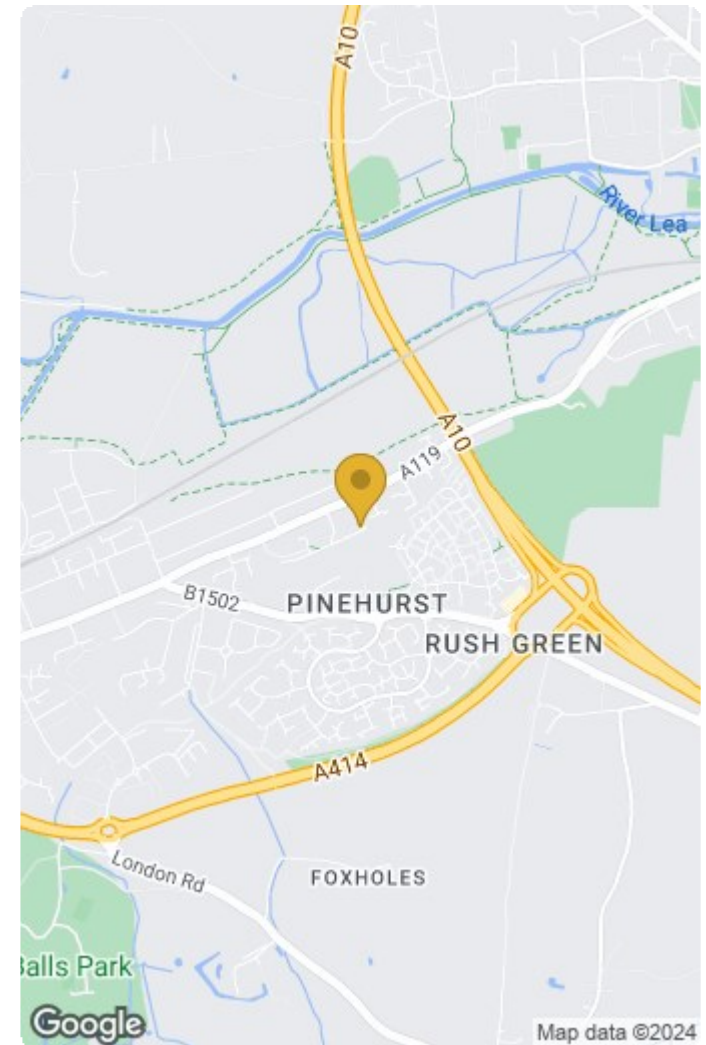


TOTAL FLOOR AREA: 711 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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