



7 Parkhurst Road, Hertford, SG14 3AZ

Offers In Excess Of £675,000



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Set in the ever popular location of Bengeo is this extremely well presented three bedroom extended semi-detached property. Located just a short walk to Hertford North station, this charming property offers comfortable living throughout. Downstairs has two reception rooms, a newly fitted kitchen diner with access to the garden and separate utility room. Upstairs is very spacious, with three good sized bedrooms and newly decorated bathroom, separate toilet with storage which could STPP be converted into an En-suite. Outside the garden is south facing with a decked area, leading to a well maintained garden which also has side access.

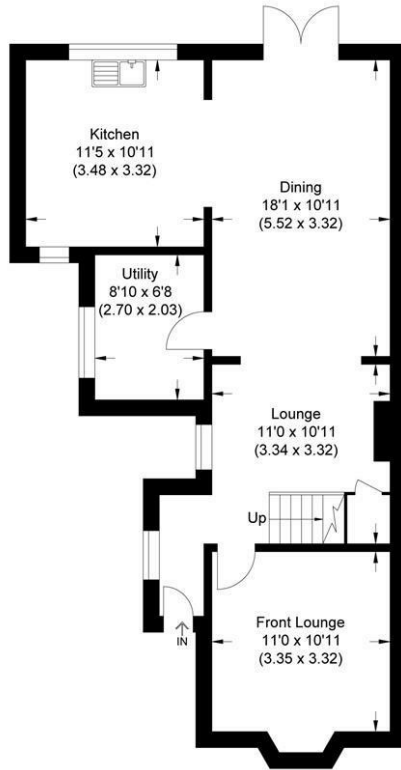


Front Reception	12'05 x 12'07 (3.78m x 3.84m)
Reception Two	12'6 x 10'11 (3.81m x 3.33m)
Kitchen Diner	21'8 max x 18'1 (6.60m max x 5.51m)
Utility Room	7'4 x 6'7 (2.24m x 2.01m)
Upstairs	
Landing	20'4 max x 3'8 (6.20m max x 1.12m)
Bedroom One	12'4 x 11 (3.76m x 3.35m)
Bedroom Two	11'9 x 8'9 (3.58m x 2.67m)
Bedroom Three	8'7 x 8'4 (2.62m x 2.54m)
Bathroom	
Toilet / Storage Area	
Front and Rear Gardens	

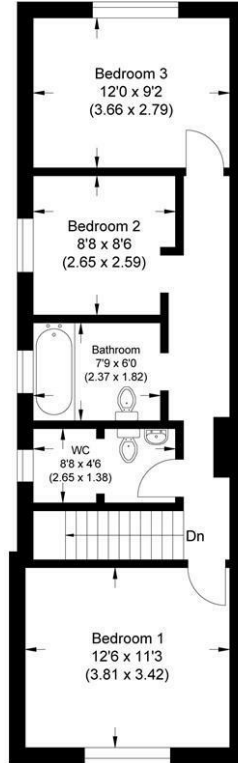




Approximate Gross Internal Area
112.68 sq m / 1212.87 sq ft



Ground Floor



First Floor

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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