



7 Park Road, Hertford, SG13 7LF
Guide Price £600,000



7 Park Road, Hertford, SG13 7LF

Located on the ever-popular Park Road, this attractive three-bedroom Victorian home offers spacious accommodation arranged over four floors, perfectly blending period charm with modern family living. Ideally positioned within walking distance of Hertford town centre, excellent schools and Hertford East station, this is an ideal home for families and commuters alike.

The ground floor features two generous reception rooms, with a bay-fronted living room and a spacious reception room providing an excellent dining or family space. To the rear is a well-appointed kitchen with access to a convenient ground floor W/C.

The property also benefits from a useful basement room, offering excellent potential for a fourth bedroom, home office, gym or play room.

On the first floor are two well-proportioned double bedrooms, with the principal bedroom enjoying the luxury of an en-suite bathroom. The converted loft provides a spacious third bedroom, complemented by a separate family bathroom.

Situated just 0.4 miles from Hertford East station, offering direct rail services into London Liverpool Street, while Hertford North station is also within easy reach for services to Moorgate. The home is conveniently located for a number of highly regarded schools, including Simon Balle All-through School, Abel Smith School and Richard Hale.

Offering generous living space, flexible accommodation and an excellent location close to Hertford's shops, restaurants, parks and riverside walks, this charming home presents a fantastic opportunity to enjoy town-centre living.



Front Reception Room

12,19" x 10,98" (3.66m,5.79m x 3.05m,29.87m)

Rear Reception Room

11,88" x 11,30" (3.35m,26.82m x 3.35m,9.14m)

Kitchen

13,49" x 7,74" (3.96m,14.94m x 2.13m,22.56m)

Bedroom one

12,92" x 11,28 (3.66m,28.04m x 3.35m,8.53m)

Ensuite

7,85" x 8,38" (2.13m,25.91m x 2.44m,11.58m)

Bedroom Two

11,00" x 7,99" (3.35m,0.00m x 2.13m,30.18m)

Bedroom Three

11,38" x 11,56" (3.35m,11.58m x 3.35m,17.07m)

Bathroom

11,38" x 9,02" (3.35m,11.58m x 2.74m,0.61m)

Garden



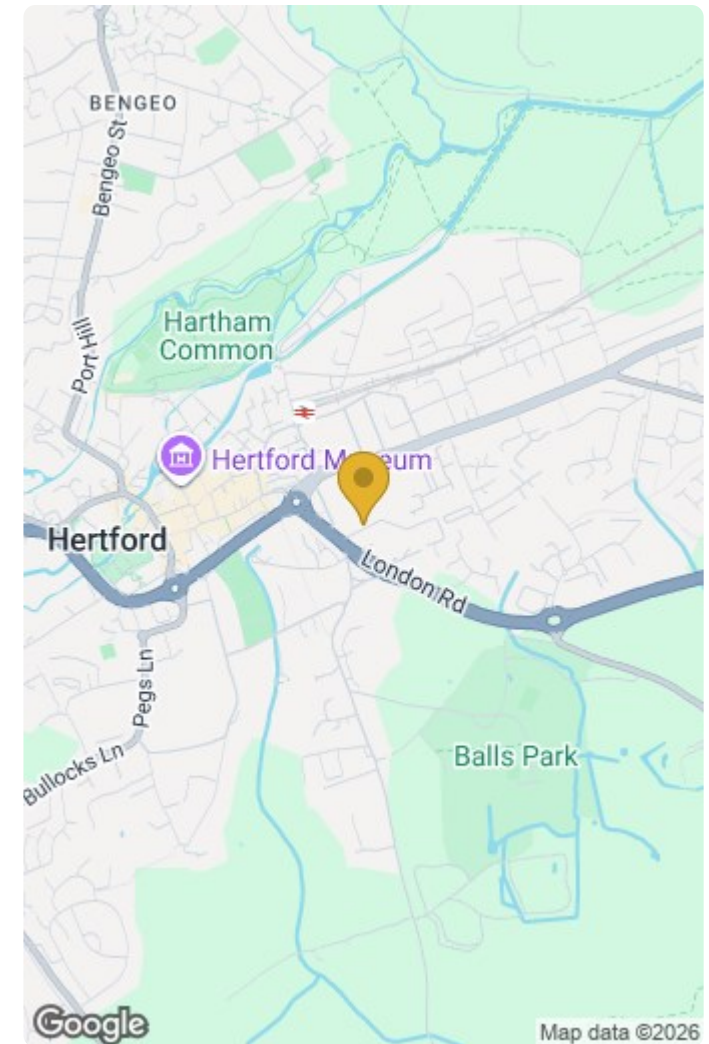




Illustration for identification purposes only, measurements are approximate, not to scale.

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)	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	

2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: he@lanesproperty.co.uk www.lanesproperty.co.uk

