



# 16 Park Road, Hertford, SG13 7LF

- CHAIN FREE
- END TERRACE OVERLOOKING A TRANQUIL GREEN
- YARDS FROM HERTFORD EAST AND A SHORT WALK TO HERTFORD NORTH MAINLINE STATIONS
- YARDS FROM THE TOWN CENTRE
- GARAGE EN BLOC
- FRESHLY PAINTED AND CARPETED
- TURN KEY OPPORTUNITY ENSURING A SWIFT TRANSACTION





## PROPERTY DESCRIPTION

**\*\*CHAIN FREE\*\*** TOWN CENTRE LOCATION JUST YARDS FROM HERTFORD EAST. A freshly painted and carpeted 3-bedroom END OF TERRACE family home, featuring spacious accommodation and an EN-BLOC GARAGE. The front overlooks a small green with mature trees, enhancing its picturesque setting. The property falls within the catchment areas of the Ofsted-rated outstanding Abel Smith Primary School and Simon Balle All-Through School. Ideally located just a short stroll from Hertford town centre and both train stations, offering direct links to London's Liverpool Street and Kings Cross stations. This is a must view property at an attractive price to ensure a swift transaction.



## ROOM DESCRIPTIONS

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### WELCOME TO PARK ROAD

Enter via the front door into an entrance hallway with space for storing boots and coats. This leads into the living room which has a large front aspect modern UPVC double glazed window overlooking the cul-de-sacs green as well as under stairs storage. A dining room with rear aspect patio doors opening up to the private rear garden. The kitchen has a range of base and eye level units with appliances, rear aspect windows, and a back door opening up to the garden.

### HEAD ON UP

The first floor starts with the landing with an airing cupboard and feeds to the three good-sized bedrooms. All bedrooms have large windows which allow natural light to generously flood through. The principal bedroom offers particularly impressive space. There is a family bathroom on this floor.

### EXTERNALLY

To the exterior of the property, there is a rear garden with elevated decking area, and lawn. There is a handy side gate for convenience. The property also benefits from an en-bloc garage which is close to the property.

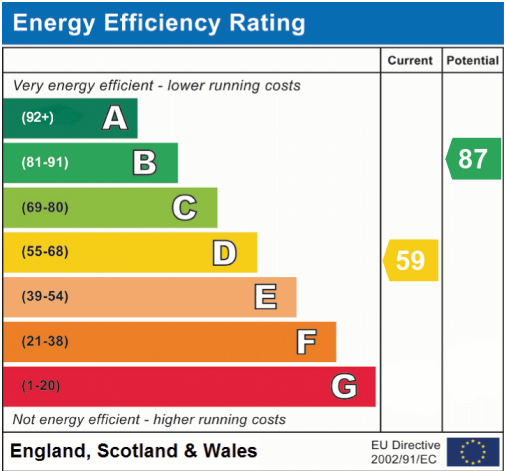
### MATERIAL INFORMATION

Pursuant to the 1979 Estate Agency Act we are duty bound to advise you that this property is owned by a Director of Wrights Estate Agents.





FLOORPLAN & EPC



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