

8 Brookside
Herford, Hertfordshire SG13 7LL
Guide price £535,000





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Forming part of this popular residential development, is this beautiful three -bedroom home which enjoys an upgraded interior finish throughout, lovely south facing garden, garage and located within the SG13 school catchment area.

This stylish home is arranged over two levels, offering well-proportioned bright rooms, which offer flexible accommodation.

The property offers a stunning kitchen/dining room on the ground floor which enjoys several built-in appliances and bi-folding doors opening out onto the rear garden. There is a good size living room with feature fireplace, built-in storage and views to the front.

On the first floor is a good size landing with window to the side and a built-in storage cupboard. The main bedroom overlooks the front and offers recently installed wardrobes with complimentary drawers. Bedroom two offers storage and views to the rear. The third bedroom looks out to the front. The bathroom has been fitted with a modern suite.

Outside there is a delightful south facing rear garden, perfect for family fun and outside dining, with a lovely decked terrace and lawn area. There is a useful side gate leading to the front of the property. The property come with a garage en block.

For the commuter, the property is within easy reach of both Hertford East and Hertford North mainline stations, making commuting into the City very easy.

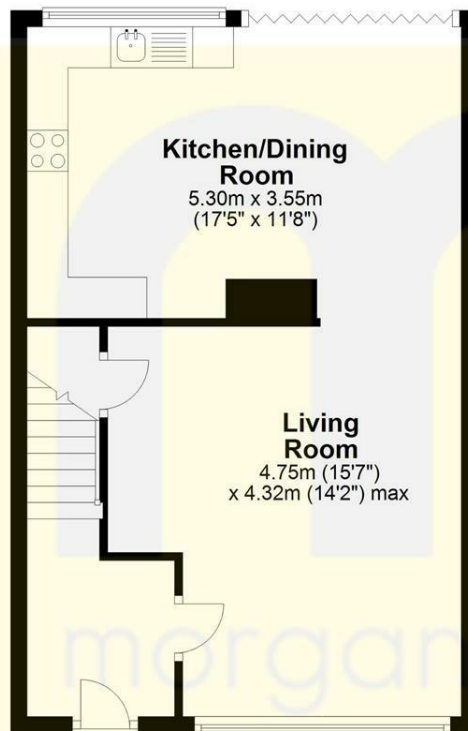
For the family, it is located within the SG13 catchment for high performing local schools – Simon Balle All-Through School, Abel Smith School and Richard Hale School - and with easy access into Hertford town centre.





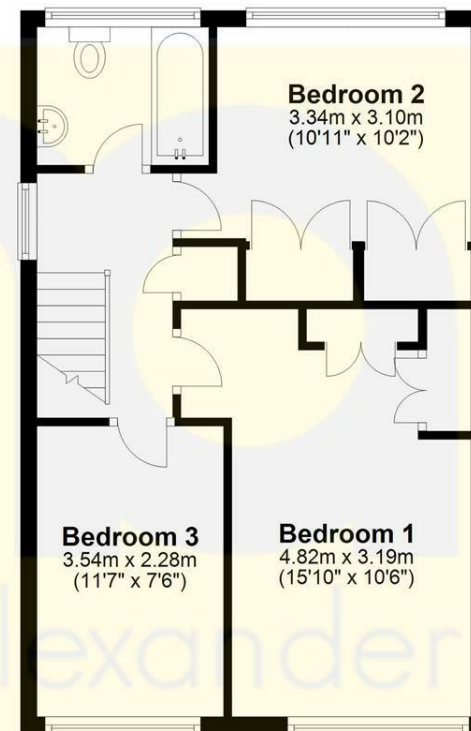
Ground Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



Total area: approx. 89.6 sq. metres (964.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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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	

PROPERTY MISDESCRIPTORS ACT 1991

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