

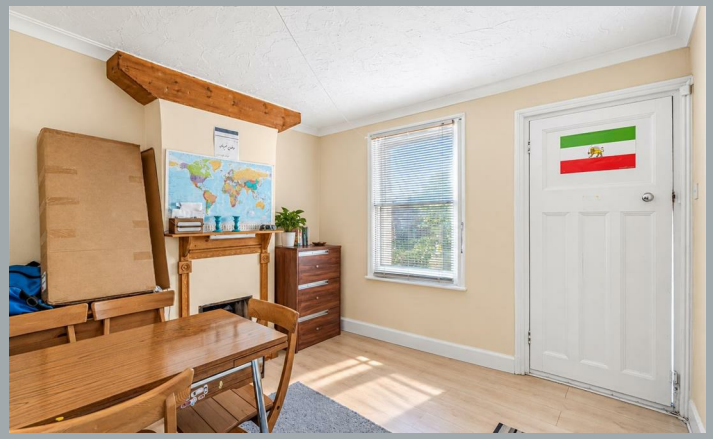
4, Bullocks Lane, Hertford

SG13 8DB

Price Guide £350,000

stevenoates.com







4 Bullocks Lane, Hertford, Hertfordshire, SG13 8DB

A well-proportioned two-bedroom home offering approximately 580 sq ft of accommodation arranged over two floors, complemented by a private rear garden. The ground floor begins with a welcoming living room positioned at the front of the property. Beyond this is a separate dining room, providing a useful dedicated space for entertaining and everyday dining, with a handy storage cupboard located adjacent to the staircase. To the rear, the kitchen enjoys direct access to the garden, creating a practical connection between the house and outside space. Upstairs, the first floor comprises two bedrooms and a family bathroom. Bedroom one is a comfortable double measuring approximately 10'7" x 9'7", while bedroom two measures approximately 11'10" x 5'9" and could work equally well as a second bedroom, nursery or home office. this property offers a practical layout with plenty of scope for a purchaser to make it their own.

The property is located within the highly sought after southside of Hertford convenient for the favoured SG13 primary and secondary schooling. Hertford town centre is approximately 0.5 miles providing an excellent choice of shops, restaurants and coffees shops. For commuters, both Hertford North and Hertford East train stations are closeby serving a choice of London's Liverpool Street, Moorgate and Kings Cross.



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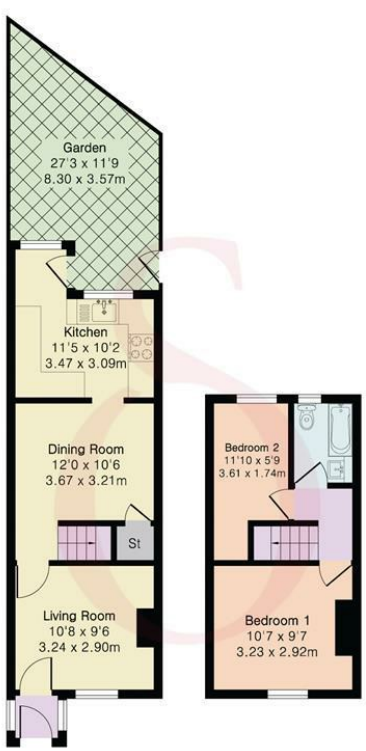


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Approximate Gross Internal Area 580 sq ft - 54 sq m

Ground Floor Area 346 sq ft – 32 sq m

First Floor Area 234 sq ft – 22 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Steven Oates

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