



**Elliot Heath**  
ESTATE AGENTS

6 Longwood Road, Hertford  
Guide Price £275,000

# 6 Longwood Road

Hertford, Hertford

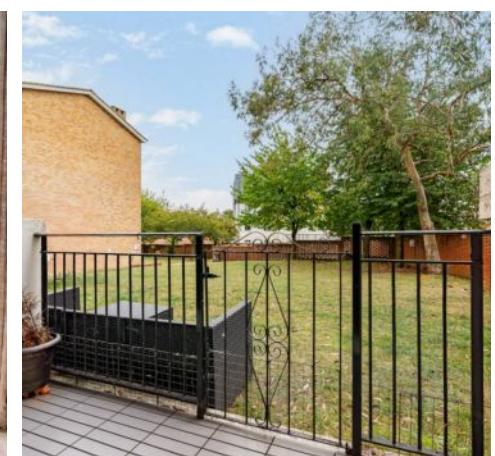
Rare 3-bed ground floor duplex near Hertford North Station. Spacious kitchen, living room with balcony, 3 bedrooms, bathroom, parking, communal gardens. Contact Elliot Heath at 01920 293333.

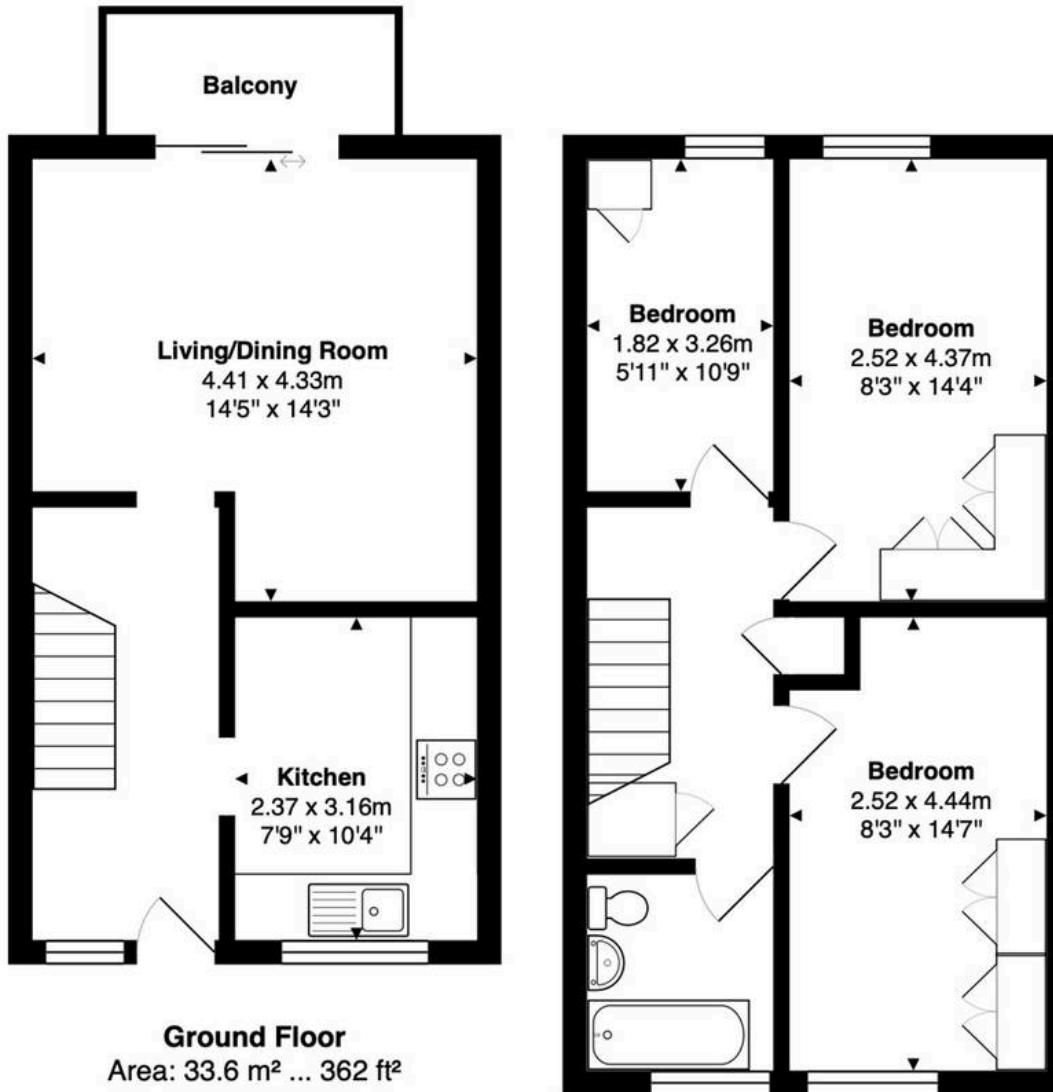
Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Total Area: 73.6 m<sup>2</sup> ... 792 ft<sup>2</sup>**

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, 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.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

## Accommodation

Private double glazed entrance door to:

### Entrance Hall

With double glazed window to front aspect, stairs to first floor landing, large storage cupboard, radiator, wood flooring, access to:

### Living/Dining Room

14' 6" x 14' 2" (4.41m x 4.33m)

With double glazed sliding doors giving access to the private balcony and communal gardens beyond, radiator, wood effect flooring, feature fireplace.

### Kitchen

7' 9" x 10' 4" (2.37m x 3.16m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, integrated appliances, space and plumbing for washing machine, tiled splash back areas, wood effect flooring.



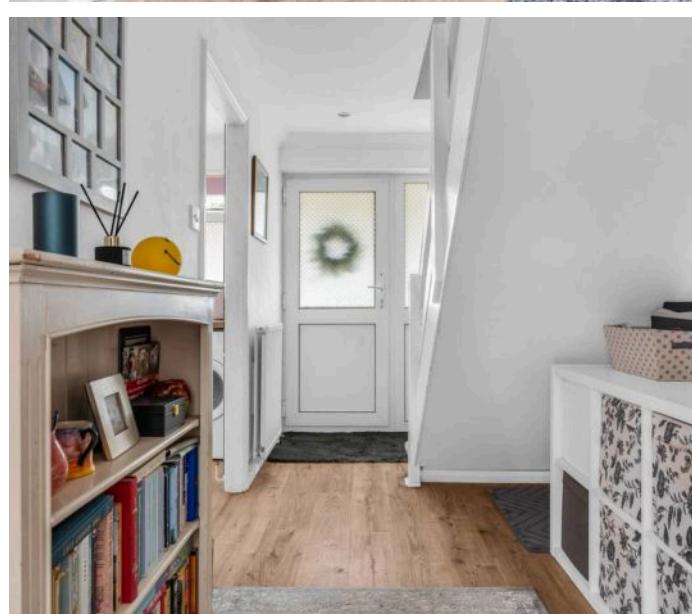
### First Floor Landing

With two built in storage cupboards and doors to:

### Bedroom One

8' 3" x 14' 7" (2.52m x 4.44m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.



### Bedroom Two

8' 3" x 14' 4" (2.52m x 4.37m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.



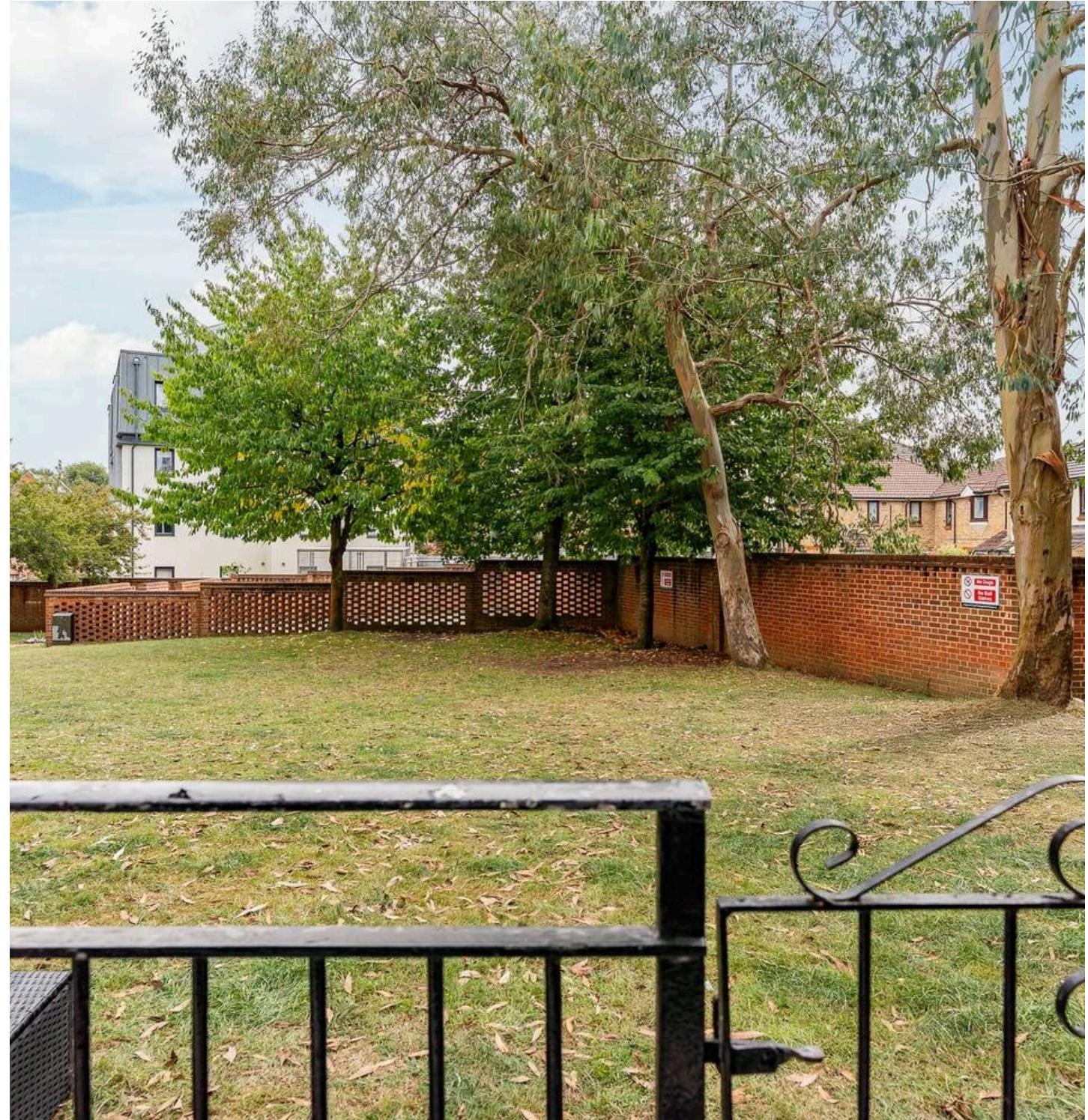
**Bedroom Three**

6' 0" x 10' 8" (1.82m x 3.26m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboard.

**Bathroom**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, pedestal wash hand basin, tiled splash back areas, wood effect flooring, radiator.





## BALCONY

Private balcony opening onto the communal gardens.

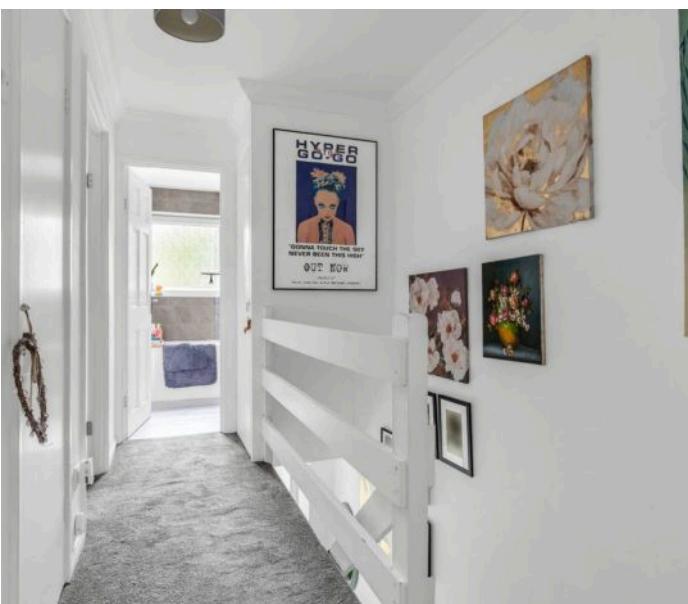
## COMMUNAL GARDEN

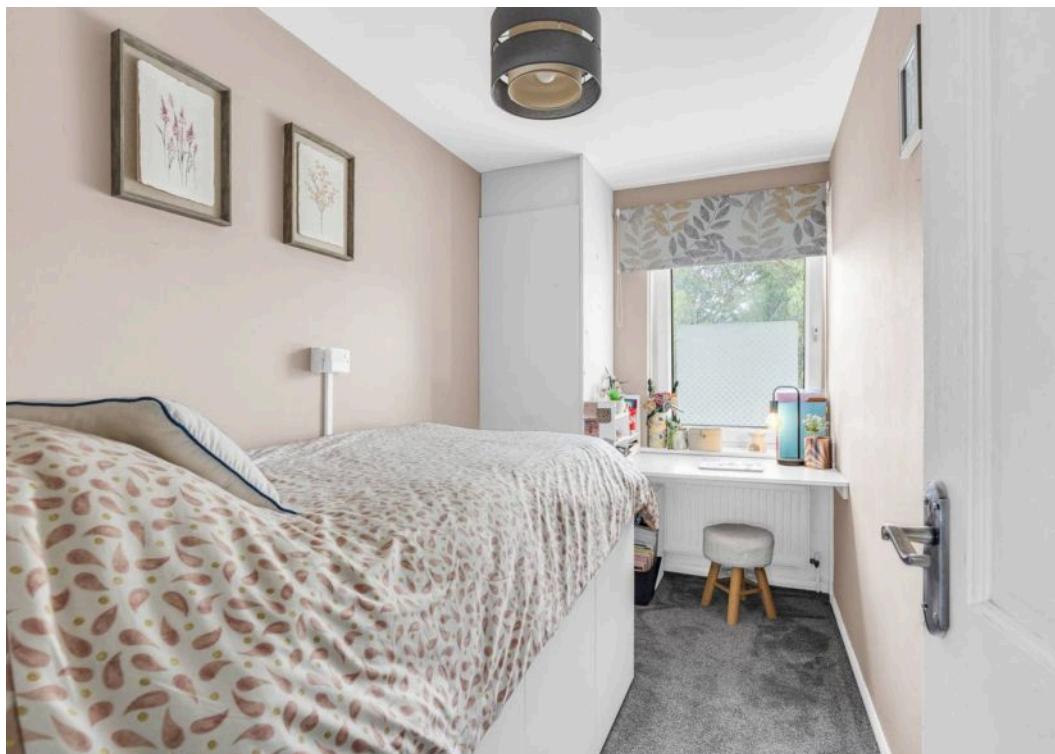
Attractive communal gardens.

## PERMIT

1 Parking Space

Permit parking.







# Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)