



WESTFIELD HOUSE

54 WEST STREET • HERTFORD • HERTS • SG13 8EZ

Situated in an enviable and sought after location within a level walk to the town centre. A rare opportunity to purchase an outstanding Georgian, Grade II Listed semi detached town home with later additions which is beautifully presented and offers spacious, varied and modernised accommodation, yet retaining many period features.

The property comprises Master bedroom with en-suite dressing room and bathroom, second floor bathroom, office, three reception rooms, garaging, parking and stunning gardens leading down to the River Lea. The market town of Hertford has excellent shopping, educational facilities and leisure facilities and two mainline train stations providing regular services to London Liverpool Street Moorgate and Kings Cross. The A1M, A10 and M25 are also within easy driving distance.

The Accommodation:

Entrance Hall

Drawing Room

Kitchen/Breakfast Room

Larder

Cloakroom

Garden Room

Family Room

Office

Utility Room

Master Bedroom with Dressing Room and En-Suite

Three Further Bedrooms plus Fifth bedroom/first floor sitting room

Family Bathroom

Good Size Gardens

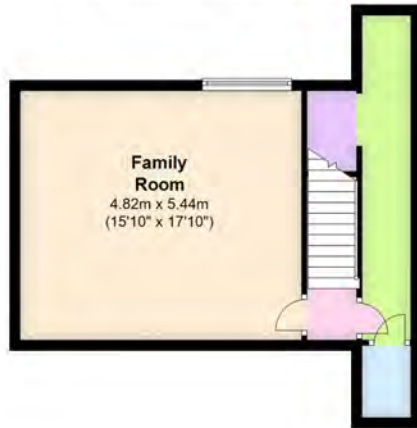
Double Garage and Garden Store

Driveway With Parking



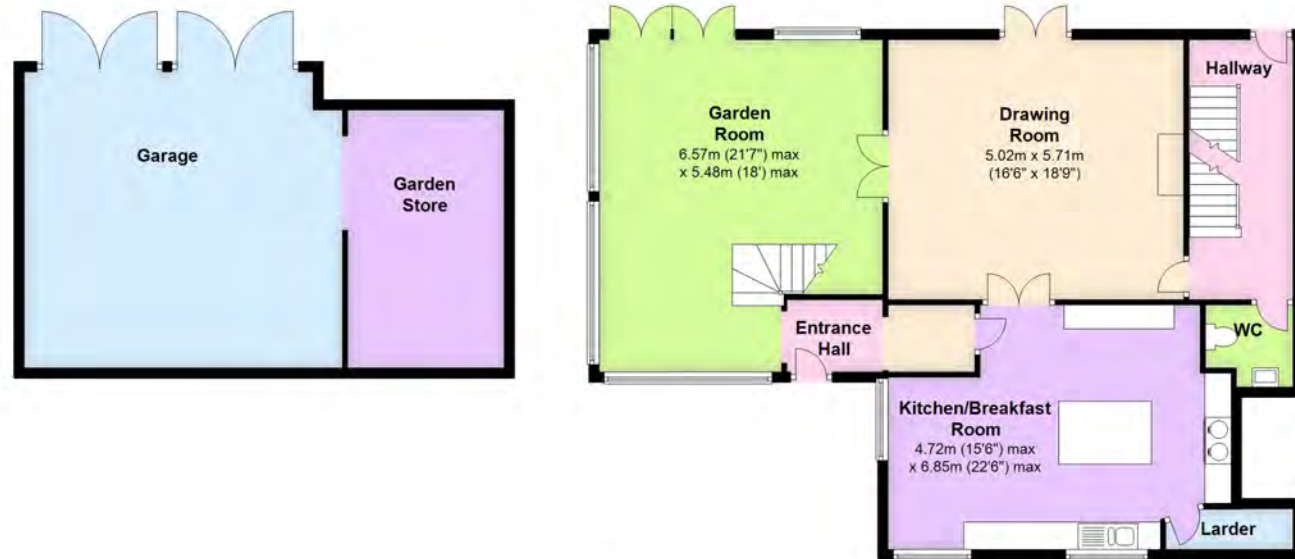
Lower Ground Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Ground Floor

Approx. 160.3 sq. metres (1725.2 sq. feet)



Second Floor

Approx. 64.7 sq. metres (695.9 sq. feet)



First Floor

Approx. 80.9 sq. metres (871.0 sq. feet)



Total area: approx. 345.0 sq. metres (3713.8 sq. feet)

















Please Note:

All descriptions, dimensions, reference to condition and necessary permissions for use, occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Churchills employees or representatives do not have any authority to make or give any representation or warranty or enter into any contract in relation to the property.

Information



A414 0.1 miles

A10 2.0 miles



Hertford East about 0.8 miles

Hertford North about 1.1 miles



Services: All Mains Services Connected

Tenure: Freehold

Council Tax Band: H

Local Council: East Herts District Council

Post Code: SG13 8EZ



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