



24 Queens Road | Hertford | SG13 8AZ

£4,000 pcm

An imposing four bedroomed bay fronted Edwardian home with superb West facing garden in excess of 100'. Three reception rooms and two bathrooms to include refurbished with converted basement making for an ideal studio room. A 21' kitchen with island unit. Accommodation arranged over three levels. Driveway providing parking for three vehicles. Situated in one of Hertford's premier addresses. Close to the town centre, both rail station and all amenities. Unfurnished. Council Tax band F, EPC rating D. Deposit equal to one month rent.

- Character 4 bedroom semi
- Three receptions
- Two bathrooms
- Cloakroom
- Large West facing garden



Property Description

ENTRANCE HALL

SITTING ROOM

15' 1" x 13' 1" (4.6m x 3.99m)

DINING AREA

12' 7" x 12' 0" (3.84m x 3.66m)

KITCHEN

21' 5" x 10' 1" (6.53m x 3.07m)

UTILITY ROOM

7' 10" x 5' 3" (2.39m x 1.6m)

CLOAKROOM

BASEMENT ROOM

15' 11" x 12' 4" (4.85m x 3.76m)

FIRST FLOOR LANDING

BEDROOM ONE

15' 1" x 11' 5" (4.6m x 3.48m)

EN SUITE SHOWER ROOM

9' 7" x 5' 5" (2.92m x 1.65m)

BEDROOM TWO

12' 8" x 8' 0" (3.86m x 2.44m)

BEDROOM THREE

10' 7" x 10' 0" (3.23m x 3.05m)

FAMILY BATH & SHOWER ROOM

10' 9" x 7' 5" (3.28m x 2.26m)

2ND FLOOR STAIRS

BEDROOM FOUR

15' 11" x 13' 2" > 6' 3" (4.85m x 4.01m)

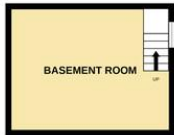
GARDEN

DRIVEWAY

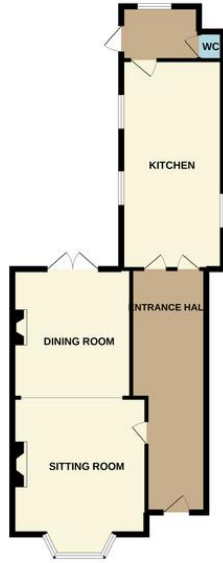
Parking for three vehicles



BASEMENT
328 sq ft. (30.4 sq.m.) approx.



GROUND FLOOR
731 sq ft. (67.8 sq.m.) approx.



1ST FLOOR
706 sq ft. (65.5 sq.m.) approx.



2ND FLOOR
295 sq ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 1839 sq.ft. (170.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements