



## North Road

Hertford, SG14 1LR

Elegant townhouse circa 2,585 sq ft ideally located within walking distance of the town centre and train station. Immaculately presented with a spacious open plan living/dining/family room and four generous bedrooms. Benefitting from off-street parking.

**Guide price £1,350,000**

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- Elegant townhouse
- Four generous bedrooms (3 en-suite)
- Close to town centre and station
- Open plan kitchen/dining/family room
- Utility Room
- Circa 2,585 sq ft
- Off-street Parking
- Immaculately presented
- Council Tax Band G

### Porch

### Entrance Hall

### Study

11'5" x 9'10" (3.50m x 3.00m)

### Store Room

### Utility Room

### Kitchen

22'3" x 10'9" (6.80m x 3.30m)

### Sitting Room

21'3" x 11'9" (6.50m x 3.60m )

### Dining Room

21'3" x 10'5" (6.50m x 3.20m )

### Living Room

21'3" x 11'9" (6.50m x 3.60m)

### Bedroom One

29'6" x 11'9" (9.0m x 3.60m )

### Dressing room

12'9" x 10'9" (3.90m x 3.30m)

### En-suite with shower

### Bedroom Two

11'5" x 9'10" (3.50m x 3.00m)

### En-suite bathroom

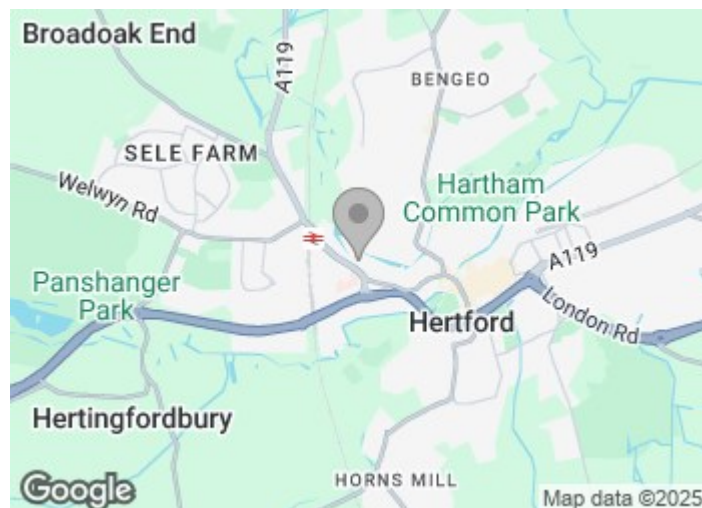
### Bedroom Three

11'5" x 9'10" (3.50m x 3.00m)

### En-suite with shower

### Bedroom Four

12'5" x 10'9" (3.80m x 3.30m)







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Approximate Gross Internal Area = 240.1 sq m / 2584 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1245660)

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