



FARQUHAR ST

SIMPLY HOMES

Farquhar Street
Hertford SG14 3BW

Price Guide £495,000



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Planning Permission Applied - An exceptionally rare opportunity to purchase this 2-bedroom Victorian semi-detached home with off-street parking and large sunny rear garden. Convenient for both Hertford North station and the town centre.

Enter via the hallway with space for coats and boots, leading to the sitting/dining room with rear aspect sash window and log-burner. Leading through to the kitchen which benefits from a range of base and eye level units and freestanding appliances.

The ground floor is also served by the family bathroom.

To the first-floor landing, which consists two good sized double bedrooms. The principle bedroom has its own feature fireplace.

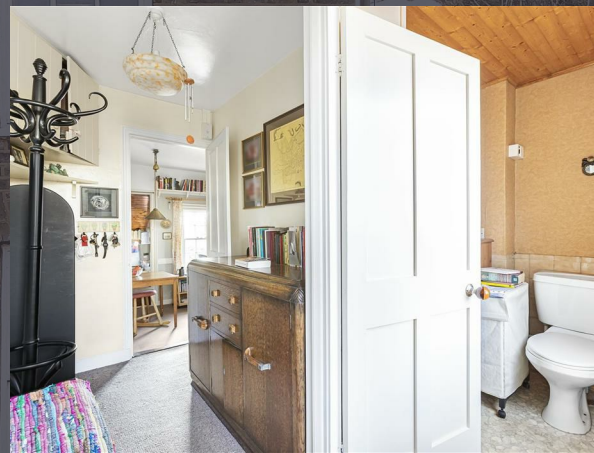
To the exterior of the property, where it consists of a large 75-foot private garden with outstanding views of the Hertford rooftops.

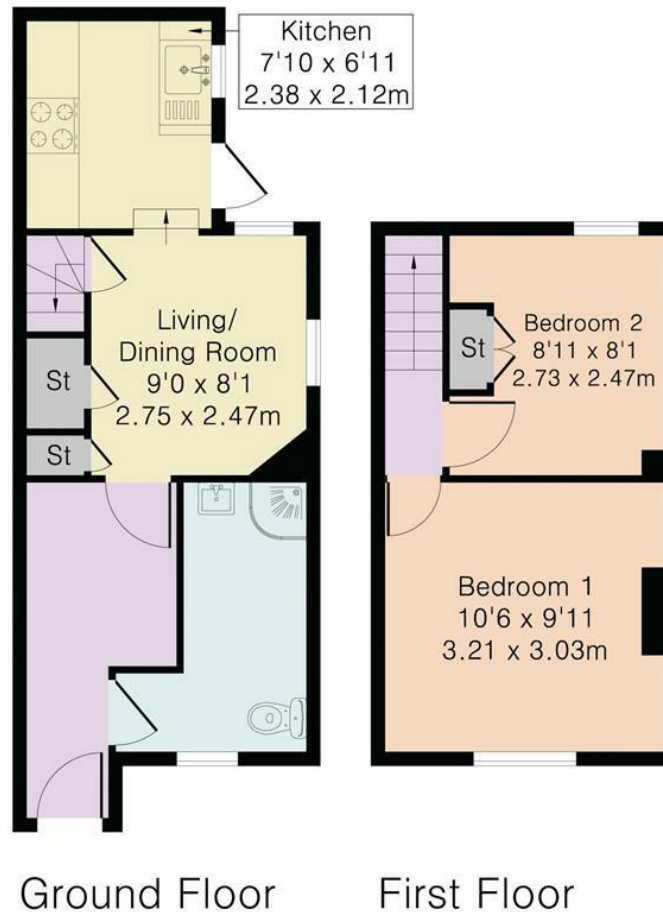
Returning to the front of the property, there is a good size driveway with enough space for at least two cars.

PLANNING PERMISSION - The property has had plans submitted for a 1500sq ft dwelling providing flexible accommodation across three levels. This would allow the property to be listed as a three bedroom home with two bathrooms and a large open plan kitchen/living room.

Farquhar Street is a exclusive road located in Bengeo, Hertford. The property is a short walk to a parade of shops, pubs/restaurants and a 10-minute walk to Hertford Town/Hertford North Train Line with links to London's Moorgate and Kings Cross. The property is also with the catchment to Bengeo JMI primary school.

Planning Reference: 3/23/2222/HH





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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Proposed Floorplan
 Approximate Gross Internal Area
 100.40 sq m / 1506.95 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



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