



9, Mead Lane, Hertford  
SG13 7AG  
Offers In Excess Of £425,000





## 9 Mead Lane, Hertford, Herts, SG13 7AG

A well appointed Victorian cottage with generous accommodation over 4 floors located only a short distance from Hertford town centre and Hertford East station. The accommodation comprises of 2 reception rooms on the ground floor, a kitchen/breakfast room and large bathroom on the lower ground floor, 2 bedrooms on the first floor and a further bedroom and en-suite shower room on the second floor. Externally, there is a private garden and parking space to the rear, accessed via Spencer Street.

The property is located within a central location only a short distance from Hartham Common, Hertford town centre and also Hertford East mainline train station. Hertford's town centre offers an excellent choice of shops and restaurants, whilst Hartham Common offers an excellent green space with riverside walks and the newly renovated Hartham Leisure Centre.



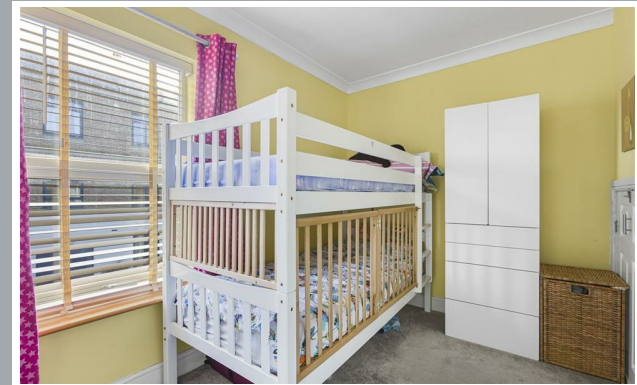
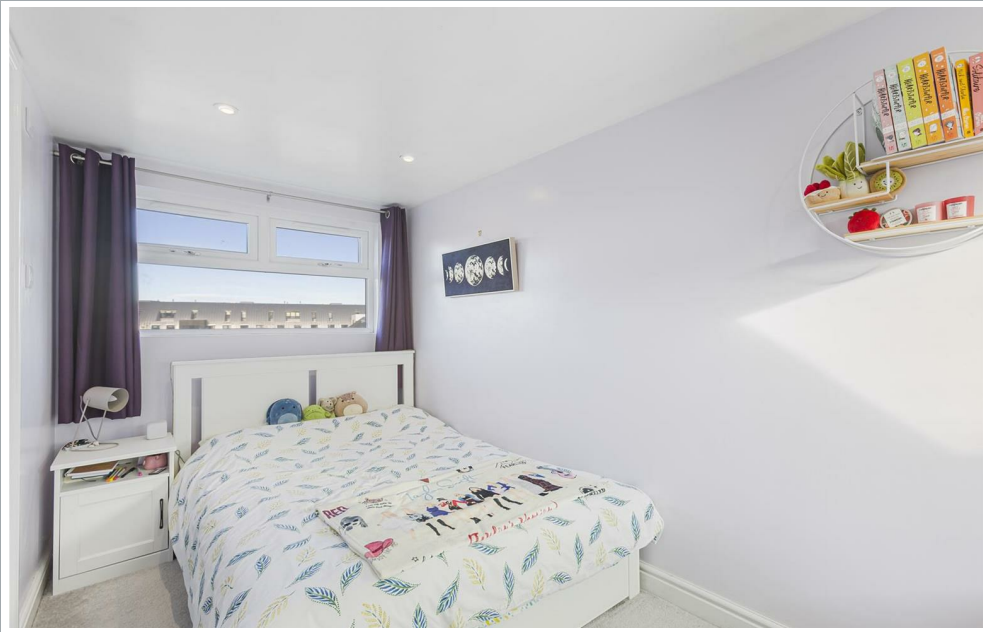
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



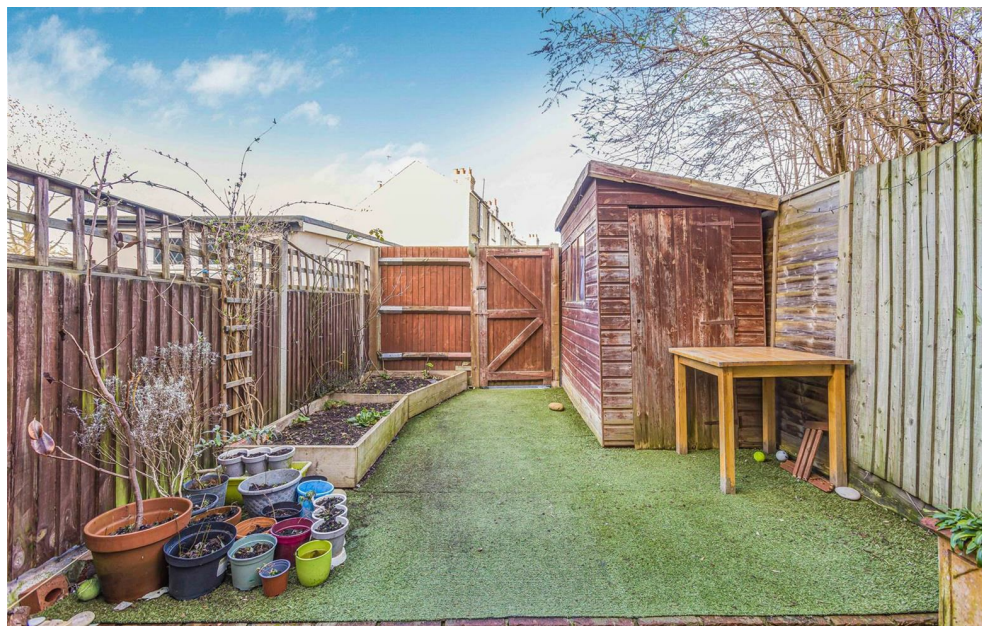
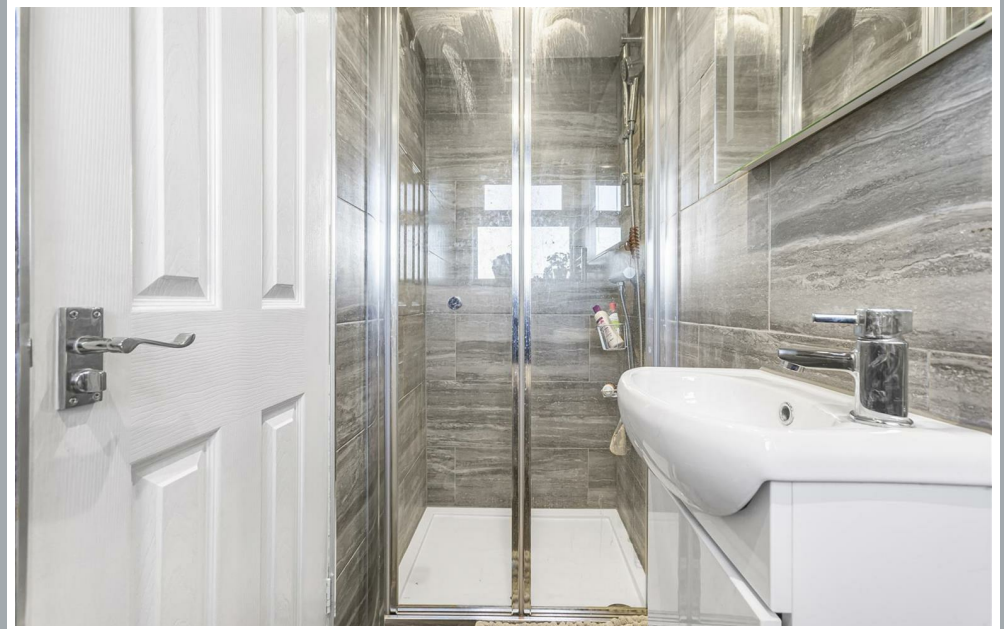
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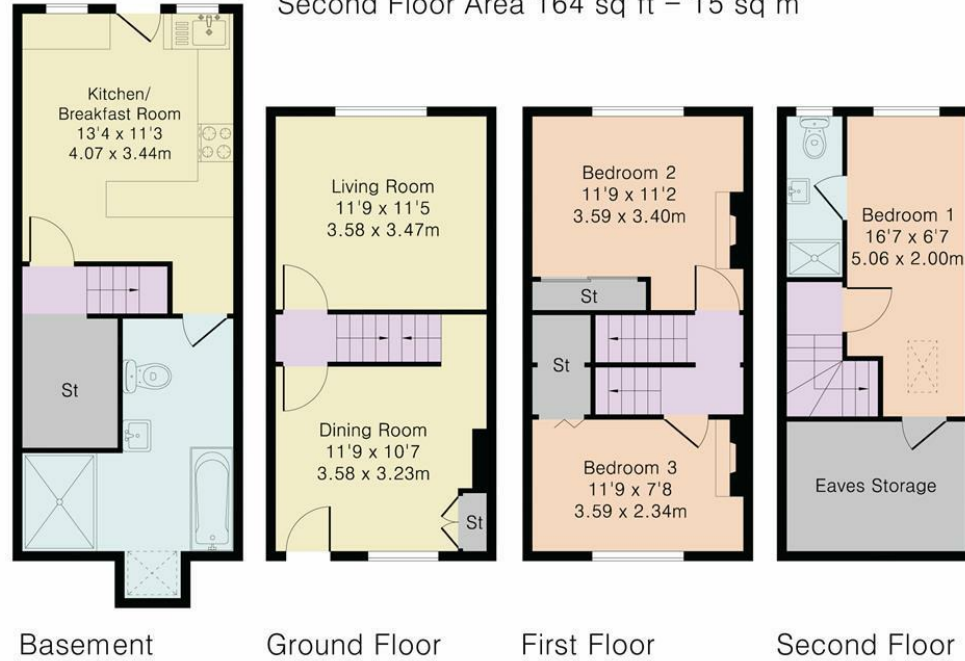
Approximate Gross Internal Area 1079 sq ft – 100 sq m

Basement Area 355 sq ft – 33 sq m

Ground Floor Area 280 sq ft – 26 sq m

First Floor Area 280 sq ft – 26 sq m

Second Floor Area 164 sq ft – 15 sq m



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.



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