



11, Mead Lane, Hertford

SG13 7AG

Offers Over £360,000



[stevenoates.com](http://stevenoates.com)



## 11 Mead Lane, Hertford, SG13 7AG

**\*\*CHAIN FREE \*\*** Steven Oates are delighted to offer for sale this end of terrace Victorian cottage arranged over 3 floors located only a short distance from Hertford town centre and Hertford East station and Hartham Park. The accommodation comprises of 2 reception rooms on the ground floor, a kitchen/breakfast room and family bathroom on the lower ground floor, 2 bedrooms on the first floor. Externally, there is a private garden and detached garage to the rear, accessed via Spencer Street.

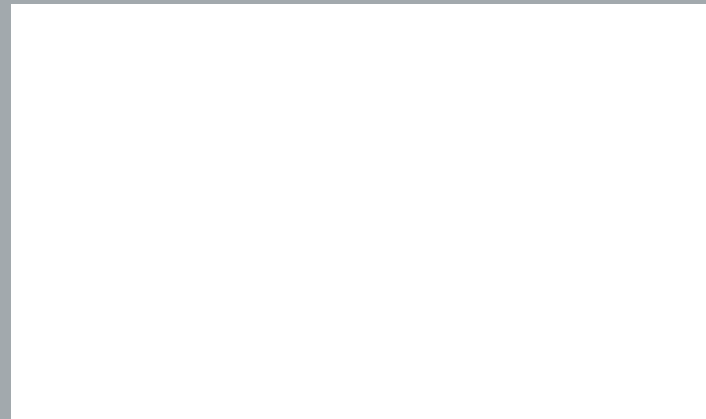
The property is located within a central location only a short distance from Hartham Common, Hertford town centre and also Hertford East mainline train station. Hertford's town centre offers an excellent choice of shops and restaurants, whilst Hartham Common offers an excellent green space with riverside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



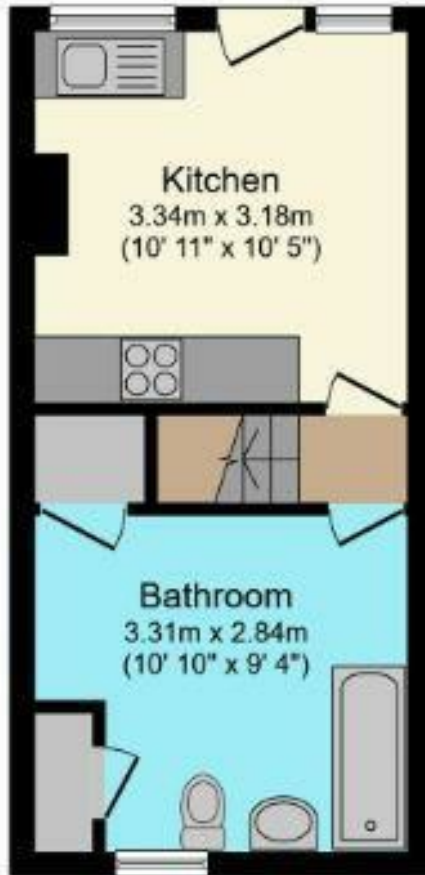
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



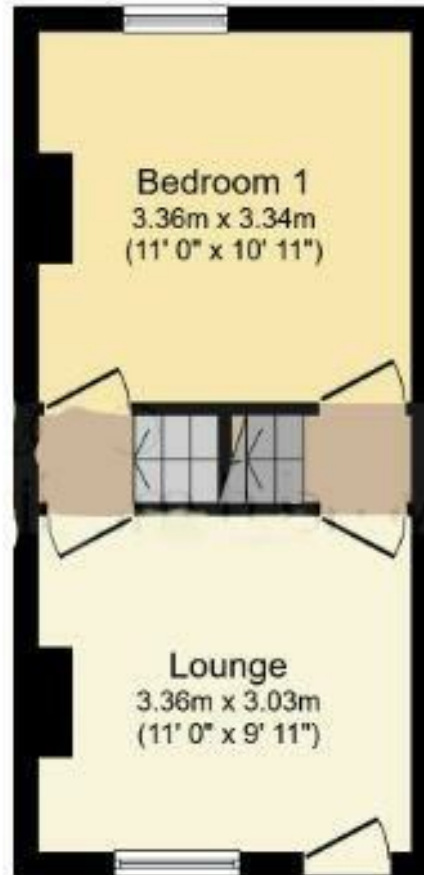
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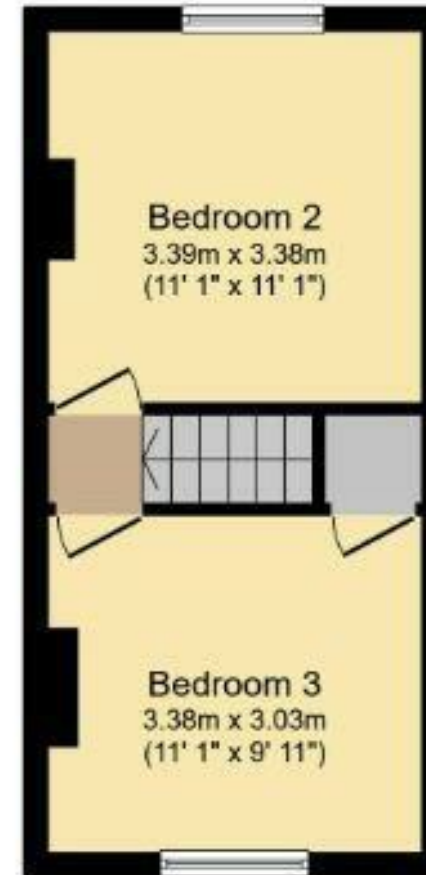
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**Lower Ground Floor**



**Ground Floor**



**Second Floor**

Total floor area 74.3 sq.m. (800 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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