9, George Street, Hertford
SG14 3AD
Guide Price £600,000

stevenoates.com

9 George Street, Hertford, Hertfordshire, SG14 3AD

Steven Oates are delighted to offer this beautiful, spacious and well appointed 3 bedroom Victorian cottage situated in a quiet cul-de-sac only a short walk away from Hertford Town Centres multiple facilities. On the ground floor, there is a lounge and dining room leading to an open plan kitchen/breakfast room. The kitchen/breakfast room forms part of an extension and has bi-fold doors leading to the rear garden. On the first floor, there are three spacious bedrooms and modern bathroom. Externally, there is on street parking and the rear garden has been landscaped. There is an outbuilding which has power and lighting and would be perfect as an office but also summer room as it has bi-fold doors.

This character home is ideally situated within this quiet location, nestled amongst the lower slopes of Bengeo only 0.7 Miles from Hertford North mainline station which serves London's Moorgate & Kings Cross, whilst Hertford town centre is only a short distance away.

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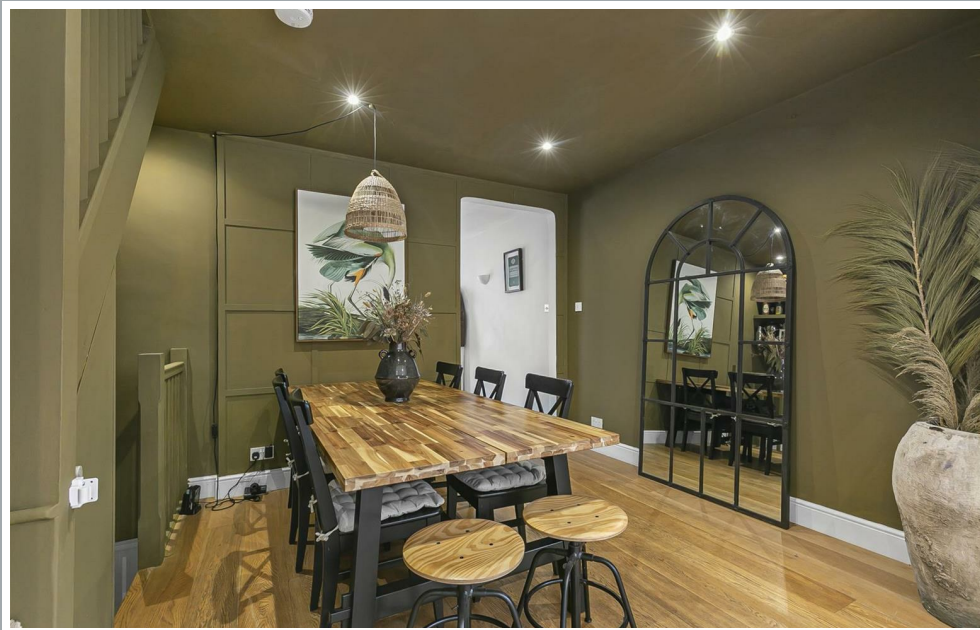
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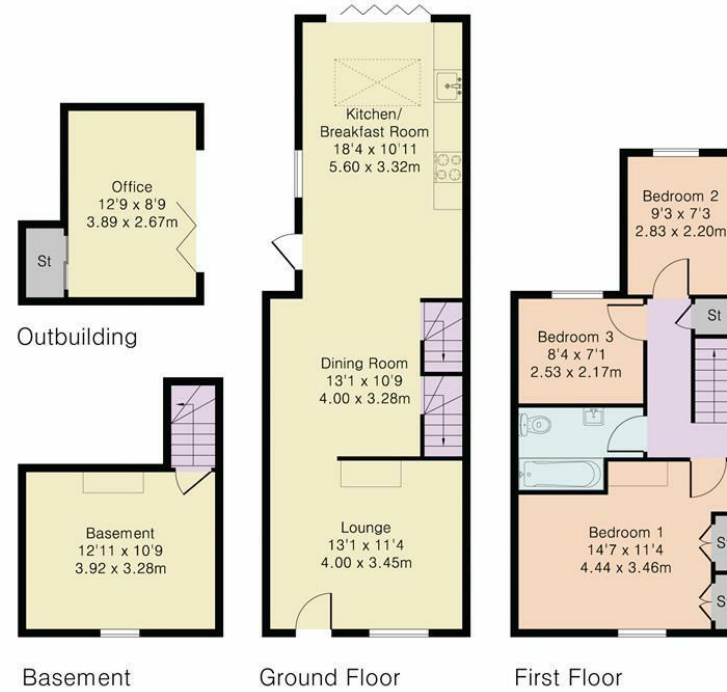70 Fore Street, Hertford, Hertfordshire, SG14 1BY

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Approximate Gross Internal Area 1173 sq ft – 110 sq m
Basement Area 157 sq ft – 15 sq m
Ground Floor Area 498 sq ft – 46 sq m
First Floor Area 393 sq ft – 37 sq m
Outbuilding Area 125 sq ft – 12 sq m

Office
12'9 x 8'9
3.89 x 2.67m

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Outbuilding

Kitchen/
Breakfast Room
18'4 x 10'11
5.60 x 3.32m

Bedroom 2
9'3 x 7'3
2.83 x 2.20m

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Bedroom 3
8'4 x 7'1
2.53 x 2.17m

Dining Room
13'1 x 10'9
4.00 x 3.28m

Basement
12'11 x 10'9
3.92 x 3.28m

Lounge
13'1 x 11'4
4.00 x 3.45m

Bedroom 1
14'7 x 11'4
4.44 x 3.46m

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Basement

Ground Floor

First Floor

PINK PLAN

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.

Steven Oates

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