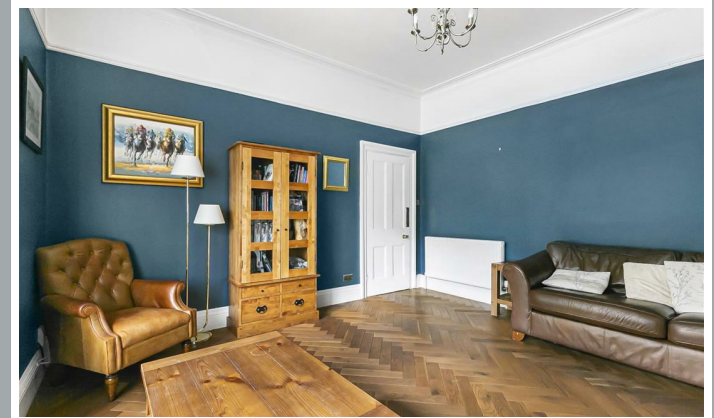




11, Queens Road, Hertford
SG13 8AY
Offers In Excess Of £1,250,000



stevenoates.com



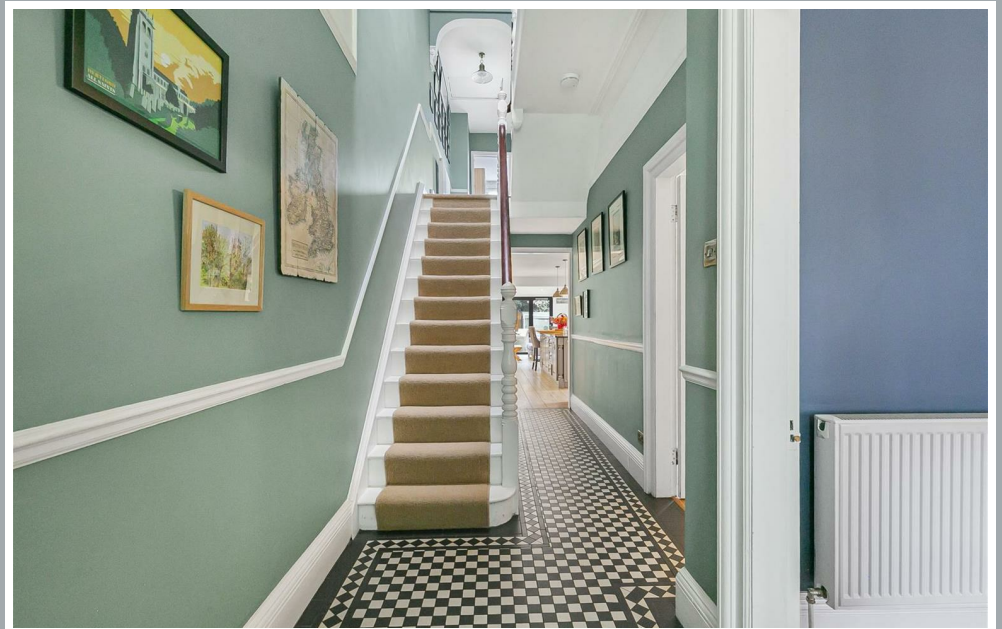
11 Queens Road, Hertford, Hertfordshire, SG13 8AY

Located within one of Hertford's most sought after residential roads, this beautiful bay fronted Victorian family home, has recently been extended and renovated, yet retains much of its original charm and character. The accommodation comprises of a traditional reception hall with a downstairs wc, 2 reception rooms, large extended family kitchen on the ground floor. On the first floor, there are 4 bedrooms, a family bathroom and en-suite shower room. There is also planning permission to convert the loft into an additional bedroom. Externally, there is driveway parking for two cars and an attractive rear garden.

Situated within Hertford's premier southside, Queens Road has been recognised for years and one of the town's most sought after residential roads. The property is only a short stroll from Hertford town centre which provides an excellent choice of local shops, bars and restaurants, along with two mainline train stations which both offer fast services to London. The property is also ideally located for Hertford's favoured SG13 schooling for all ages including Abel Smith JMI, Simon Balle and Richard Hale.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

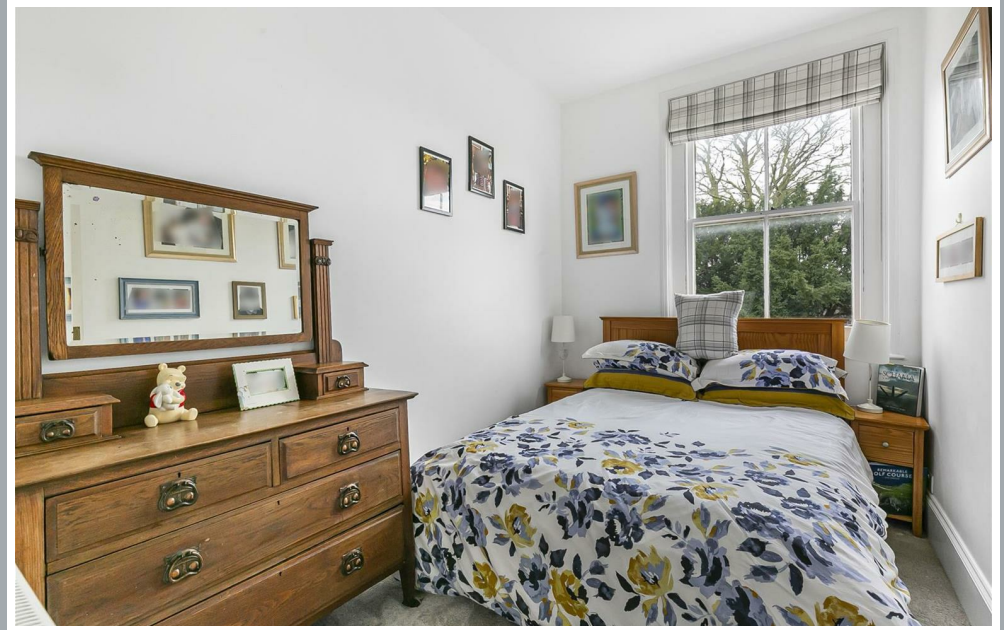


70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 1924 sq ft – 178 sq m
Ground Floor Area 1133 sq ft – 105 sq m
First Floor Area 791 sq ft – 73 sq m



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.



stevenoates.com