

4, Hillside Terrace, Hertford

SG13 8DA

Price Guide £700,000



stevenoates.com



4 Hillside Terrace, Hertford, Herts, SG13 8DA

Steven Oates are delighted to offer this rarely available four bedroom detached family home, which is perfectly positioned in this quiet road on the extremely desirable south side of Hertford. This deceptively spacious home is arranged over three floors with the ground floor including an entrance porch and hallway, kitchen/breakfast room, two reception rooms, useful shower room with w/c and a double bedroom. On the first floor there are three good size bedrooms and a family bathroom with the principal bedroom benefitting from an en-suite. There is also plenty of eaves storage space. Lastly, there is a versatile lower ground floor area which benefits from a utility room, cloakroom, huge family living room and a conservatory which leads straight onto the beautiful well-kept garden. To the front there is a block paved drive and ample parking for three cars.

This family home is ideally located for outstanding schools and offers the perfect blend of city convenience with county town living, whilst remaining in a quiet location. Hertford East and Hertford North train stations are both within easy walking distance and offer regular services to London. Hertford town centre is only a short stroll away, approximately 0.5 miles, providing an excellent choice of shops, restaurants, coffee shops, castle and theatre. Hartham Common, with the River Lea, is in close proximity and offers a wide range of indoor and outdoor leisure facilities, including a skate park and tennis court, extensive ground and woods. Also close by is a superstore and a useful industrial park.



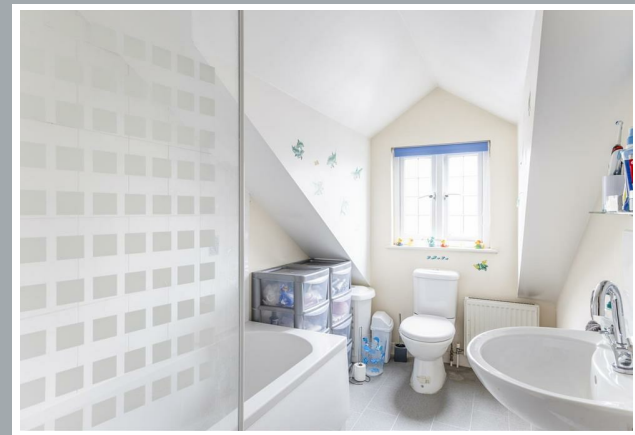
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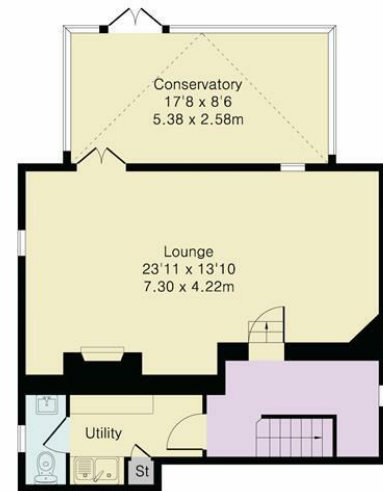


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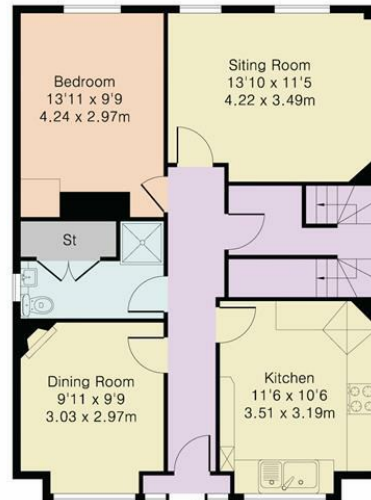


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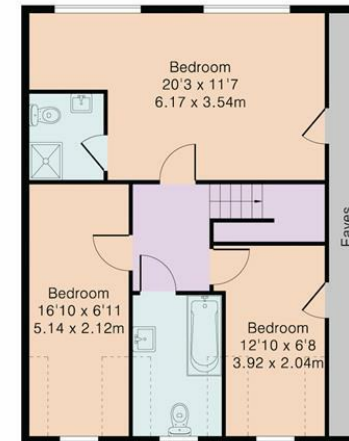
Approximate Gross Internal Area 2107 sq ft – 196 sq m
 Lower Ground Floor Area 656 sq ft – 61 sq m
 Ground Floor Area 795 sq ft – 74 sq m
 First Floor Area 656 sq ft – 61 sq m



Lower Ground Floor



Ground Floor



First Floor



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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