



3, Ladywood Road, Hertford  
SG14 2TD  
Offers In Excess Of £650,000



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### 3 Ladywood Road, Hertford, Hertfordshire, SG14 2TD

\*\*\*\*VENDOR SUITED\*\*\*\* Steven Oates are delighted to offer this spacious 4 bedroom detached family home situated in a popular location, convenient for local shops and Hertford North rail station. The property is arranged over two floors and benefits from a 19' lounge, kitchen/diner, ground floor cloakroom. The first floor comprises of 4 good size bedrooms and modern shower room. Externally, the property benefits from off street parking, garage and secluded rear garden. The property also has scope for further extension (STPP).

This excellent family home is located only 0.8 miles from Hertford North train station and only a short distance from the A414 which connects to the A1(m). Hertford town centre which is an idyllic county town, is just over 1 mile away providing an excellent choice of restaurants, shops and supermarkets, along with numerous private and public sports clubs and facilities.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





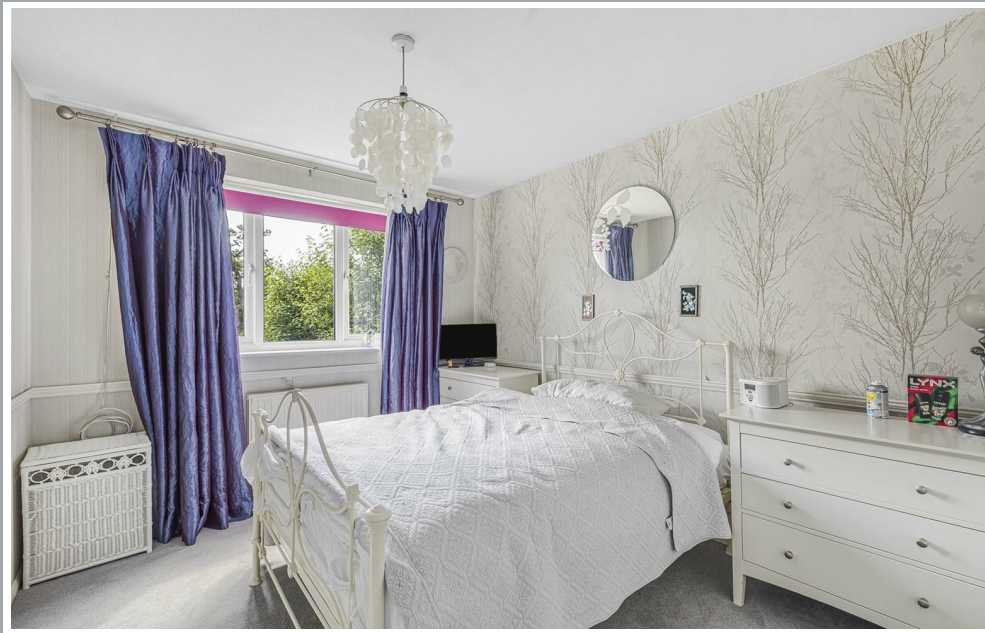
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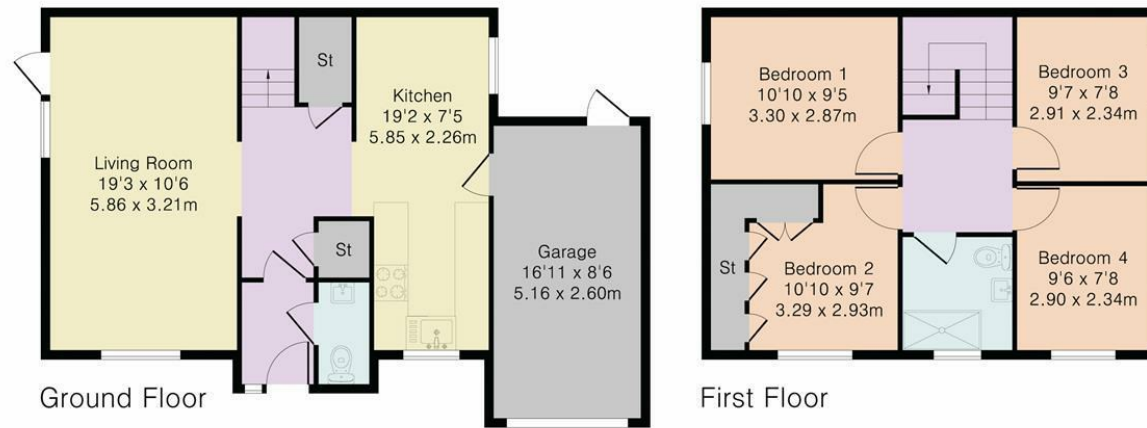




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Approximate Gross Internal Area 1142 sq ft – 107 sq m  
Ground Floor Area 652 sq ft – 61 sq m  
First Floor Area 490 sq ft – 46 sq m



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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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