



11A, Fairfax Road, Hertford  
SG13 7DW

Offers In Excess Of £400,000



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## 11A Fairfax Road, Hertford, SG13 7DW

Steven Oates are delighted to offer this beautifully appointed and spacious two/three bedroom ground floor Victorian conversion which has been refurbished including many original features. The property is arranged over two floors and comprises of a lounge with direct access to the rear garden, two double bedrooms, one of which has its own dressing room, dining room/bedroom 3, kitchen/diner and modern bathroom. Externally, the property benefits from its own private rear garden and is conveniently situated for Hertford Towns multiple facilities. Internal viewing recommended.

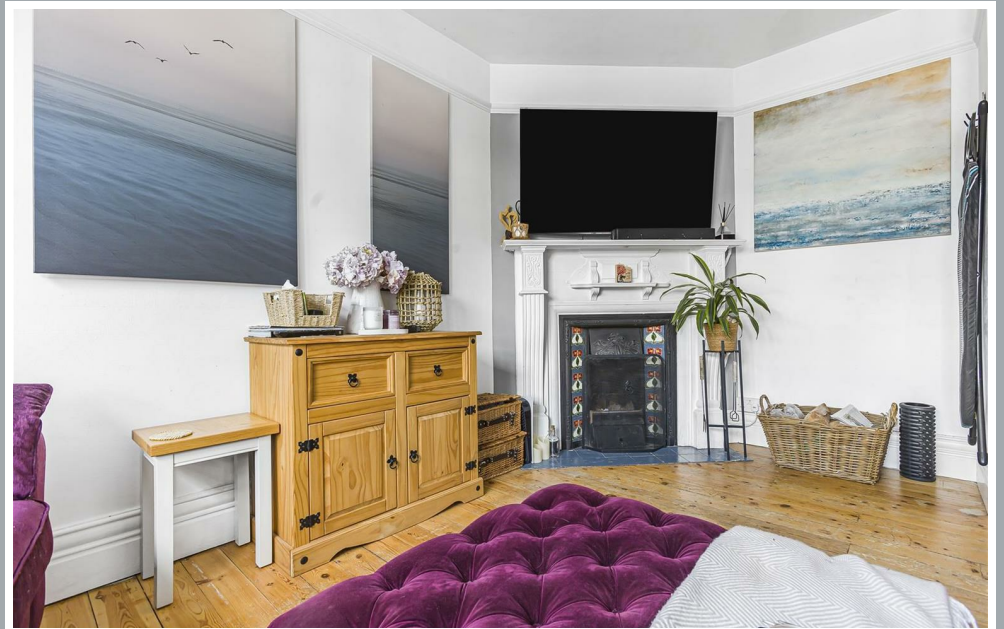
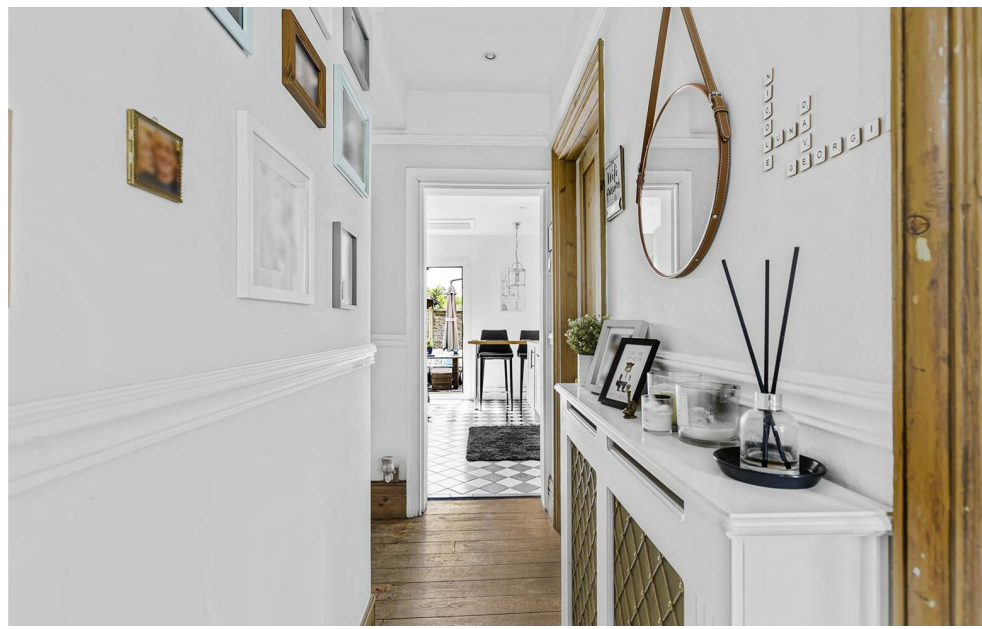
Located within Hertford's Victorian eastside, the property offers convenient access to all local amenities including Hertford East mainline station and Hertford town centre which are both less than 0.6 Miles away. The property is also ideally situated for Hertford's favoured SG13 primary and secondary schooling.





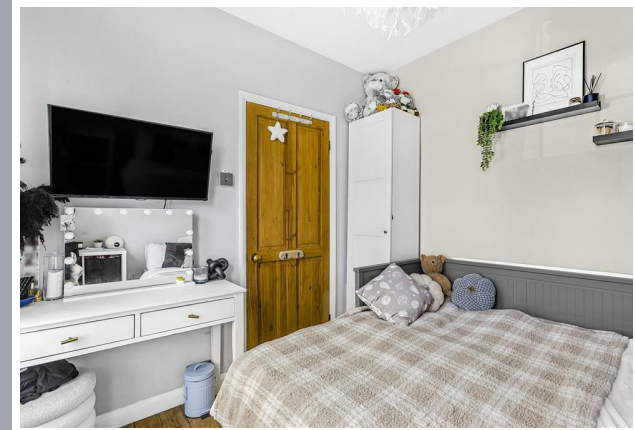
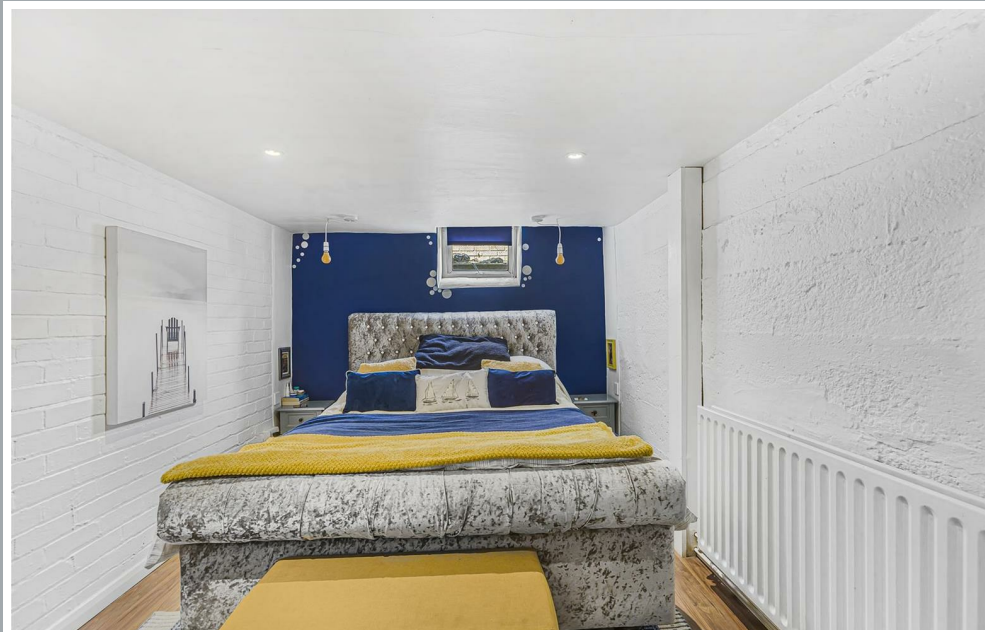
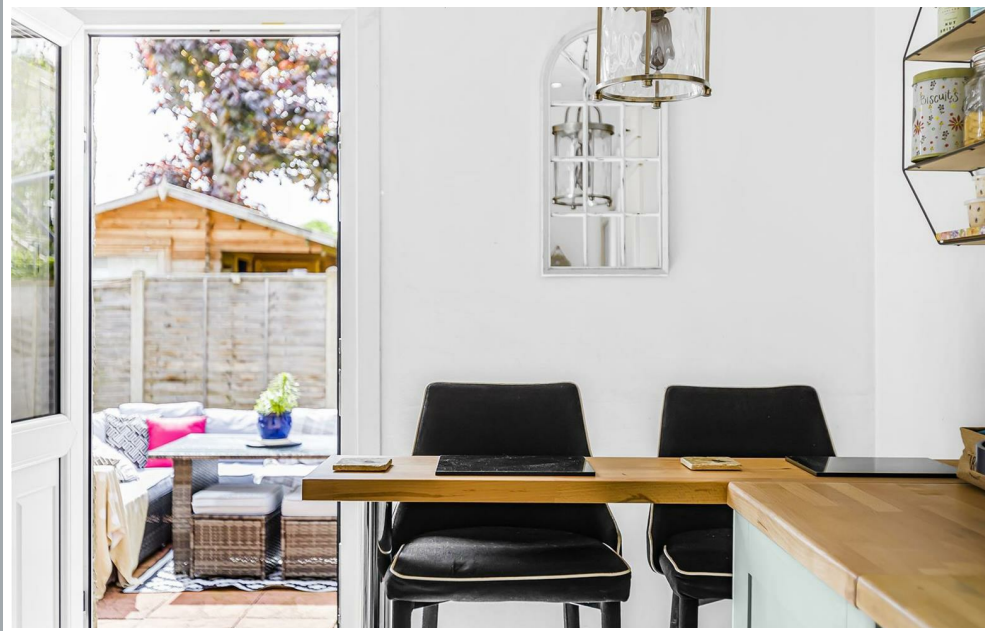
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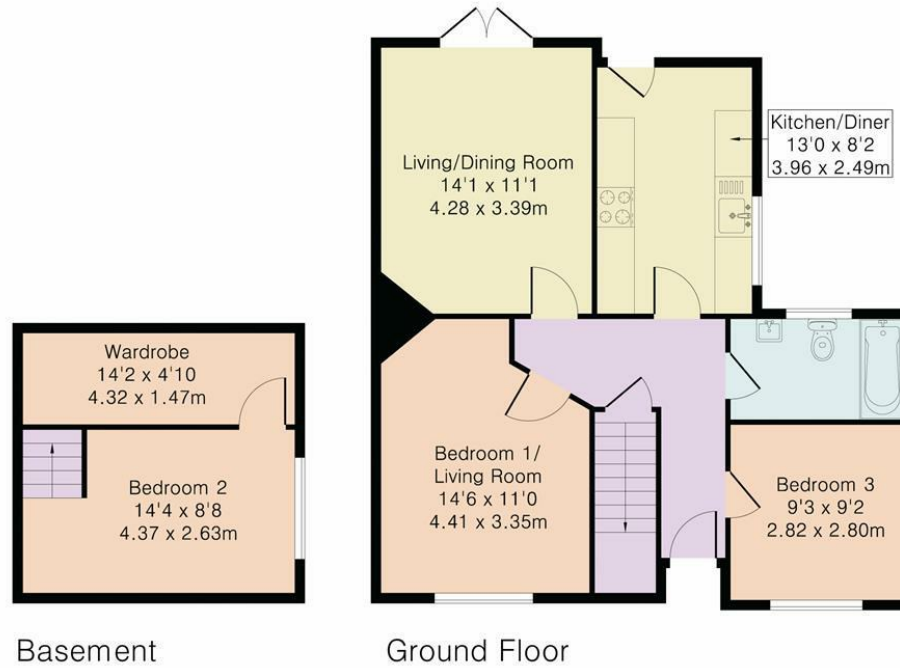




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Approximate Gross Internal Area 863 sq ft – 80 sq m  
Basement Area 197 sq ft – 18 sq m  
Ground Floor Area 666 sq ft – 62 sq m



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.



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