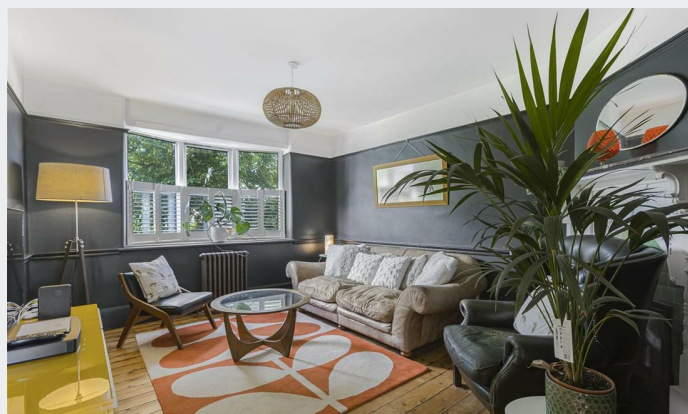
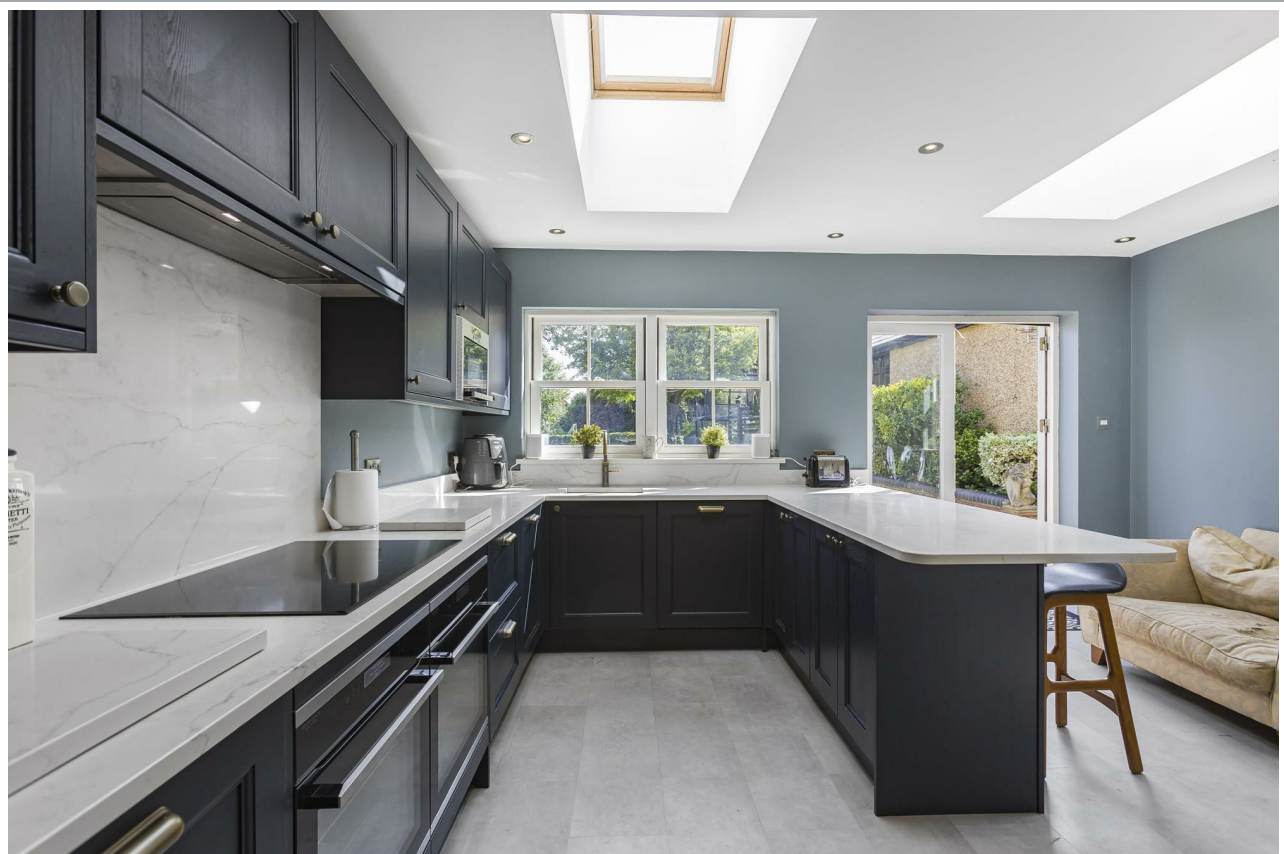




3, Kings Road, Hertford
SG13 7EY
Guide Price £1,175,000



stevenoates.com



3 Kings Road, Hertford, SG13 7EY

A recently renovated and re-modelled 5/6 bedroom Edwardian family home with versatile accommodation arranged over 4 floors. The property has been improved and refurbished to a high standard throughout retaining many original features to including; bright entrance hallway, living room, stunning kitchen/breakfast room, separate dining room with feature fireplace and separate utility room. Stepping down to further 2 reception rooms in the basement level currently used as a cinema / TV room and Gym. The first floor comprises of 3 double bedrooms and immaculate family bathroom, leading up to a further 2 double bedrooms on the second floor and bathroom. This property also enjoys a impressive 130ft mature rear garden, private driveway parking for several vehicle and detached garage. Early viewing advised to avoid disappointment.

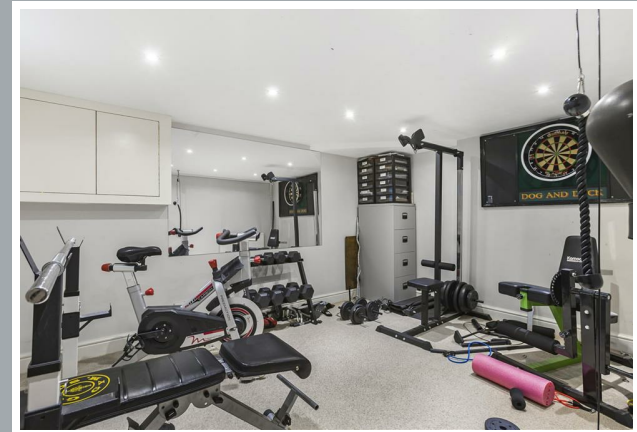
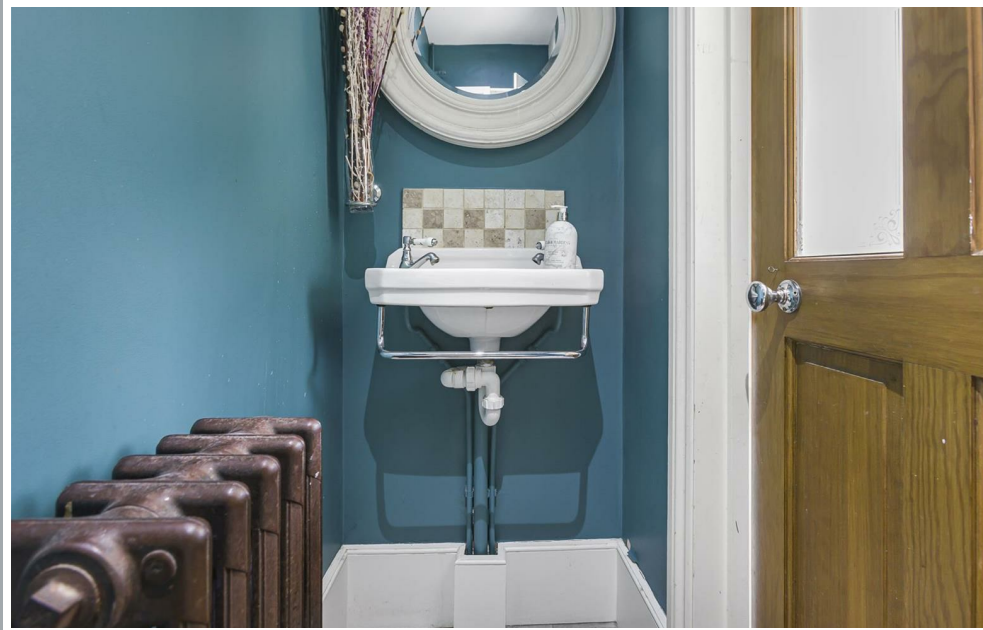
Located on the popular eastside of Hertford, this excellent family home offers convenient access to Hertford's favoured SG13 primary and secondary schooling, along with both Hertford town centre and Hertford East train station which are both approximately 1.2 mile away. Easy access to picturesque walks along the River Lea, as well as a network of walking routes across the King's Meads nature reserve.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



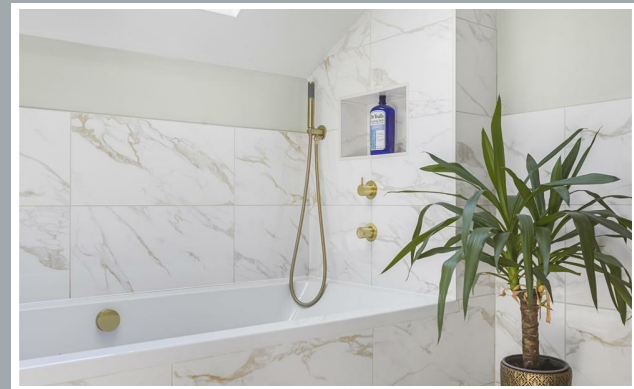
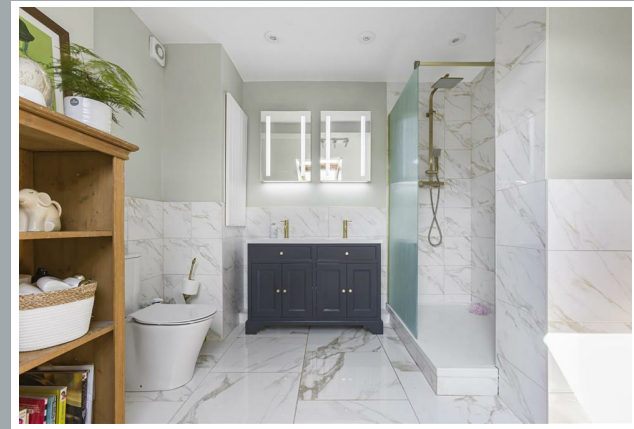
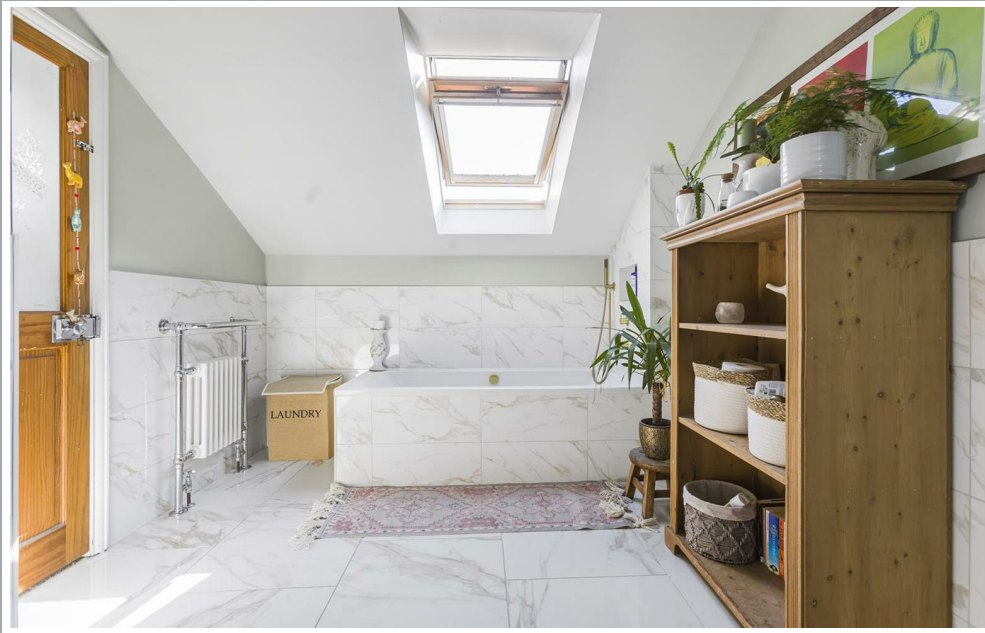
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



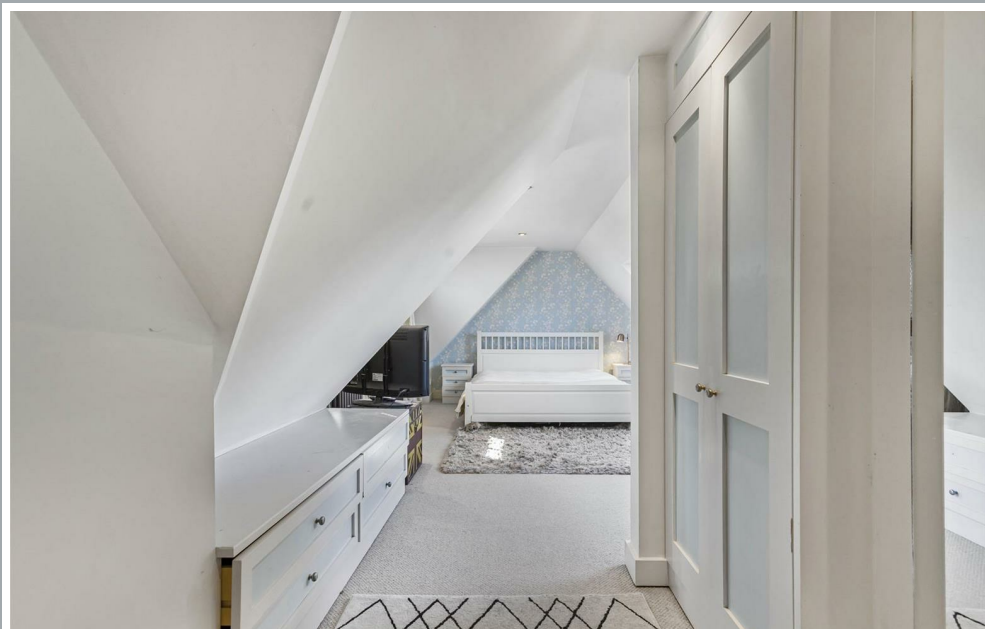
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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

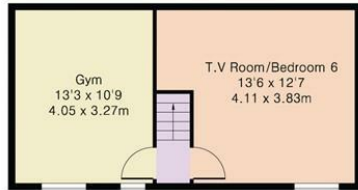


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

70 Fore Street, Hertford, Hertfordshire, SG14 1BY



Basement Level

Approximate Gross Internal Area 2818 sq ft – 262 sq m

Basement Level Area 357 sq ft – 33 sq m

Ground Floor Area 853 sq ft – 79 sq m

First Floor Area 733 sq ft – 68 sq m

Second Floor Area 565 sq ft – 53 sq m

Garage Area 310 sq ft – 29 sq m



Garage

Ground Floor

First Floor

Second Floor

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