



20, Queens Road, Hertford
SG13 8AZ
Offers In Excess Of £1,500,000



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20 Queens Road, Hertford, Hertfordshire, SG13 8AZ

An imposing 5 bedroom semi-detached Victorian residence located within one of Hertford's finest addresses. The substantial accommodation, which retains much of its original features comprises of a beautiful entrance hall, living room, kitchen/breakfast room opening into a glazed modern garden room. On the first floor, there are 3 good size bedrooms, a large family bathroom and an office, all accessed by a spacious landing, whilst on the second floor, there are 2 further bedrooms. In addition to the main accommodation, there are 2 self contained bedsits which provided a useful rental income or alternatively could be converted into further ground floor accommodation if required. Outside, the property offers driveway parking and a mature, south-westerly facing 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



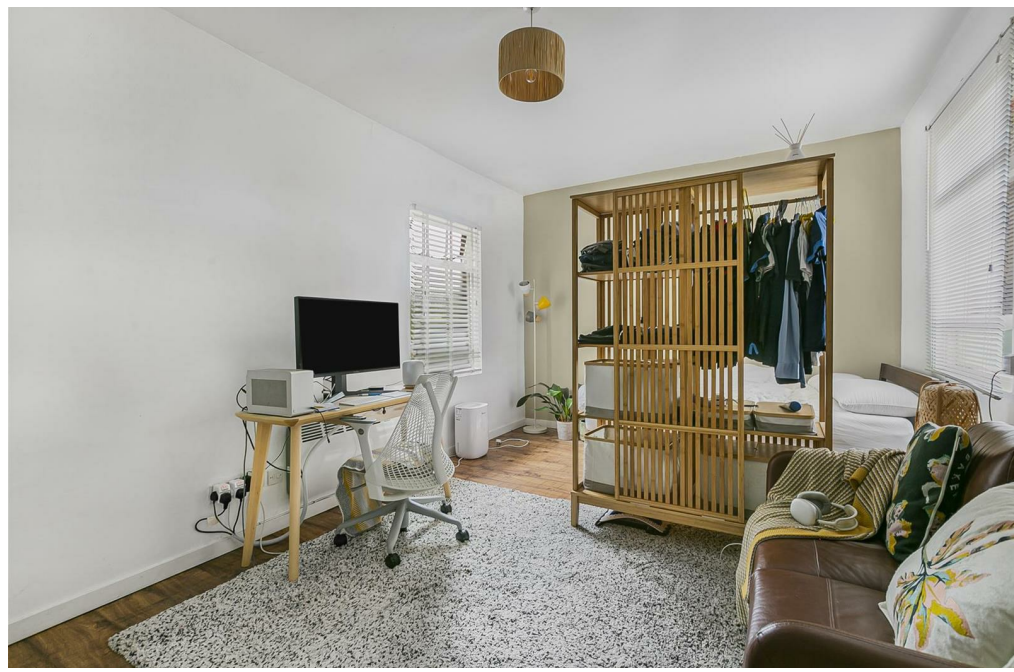
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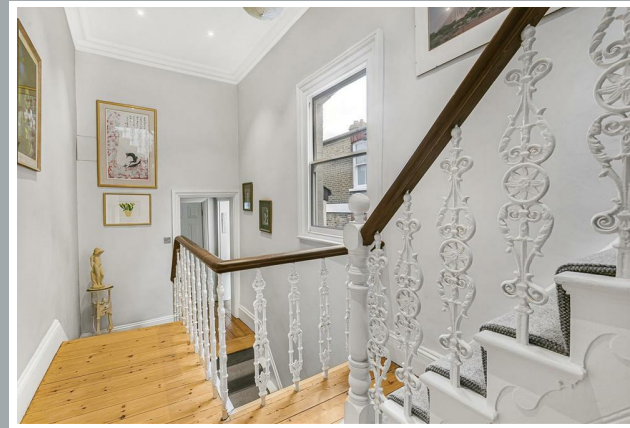
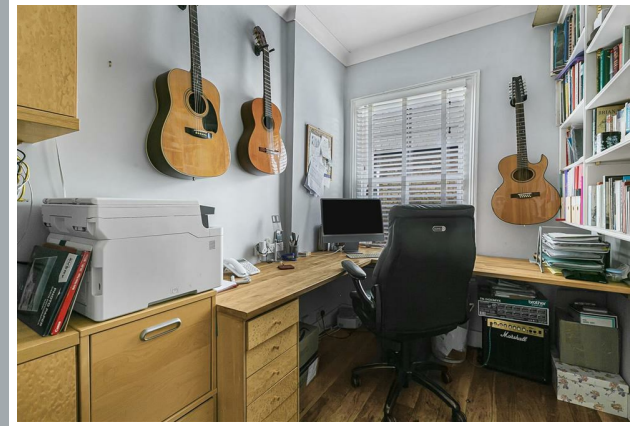
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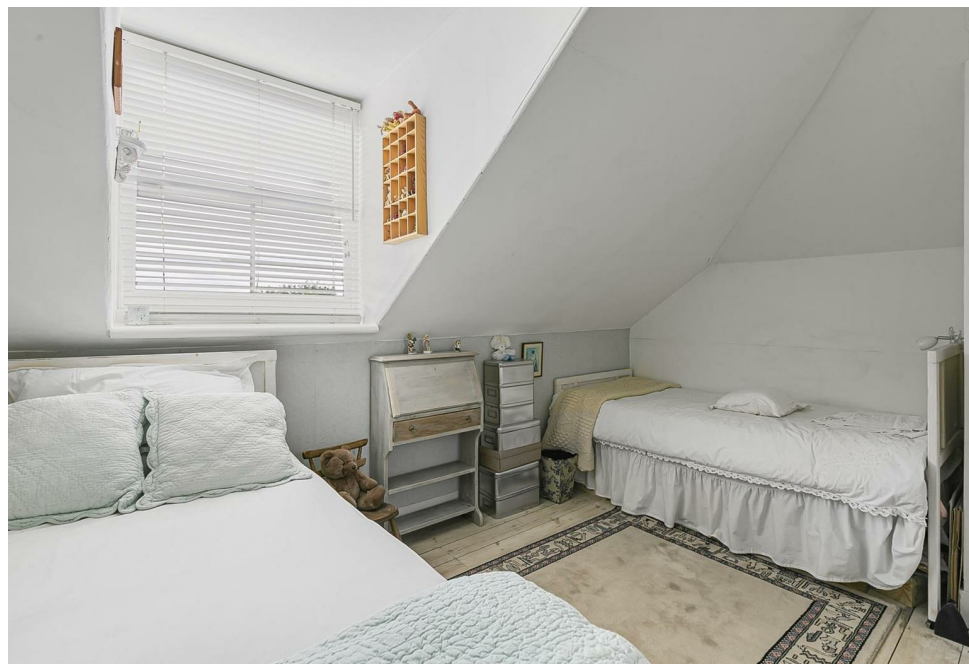
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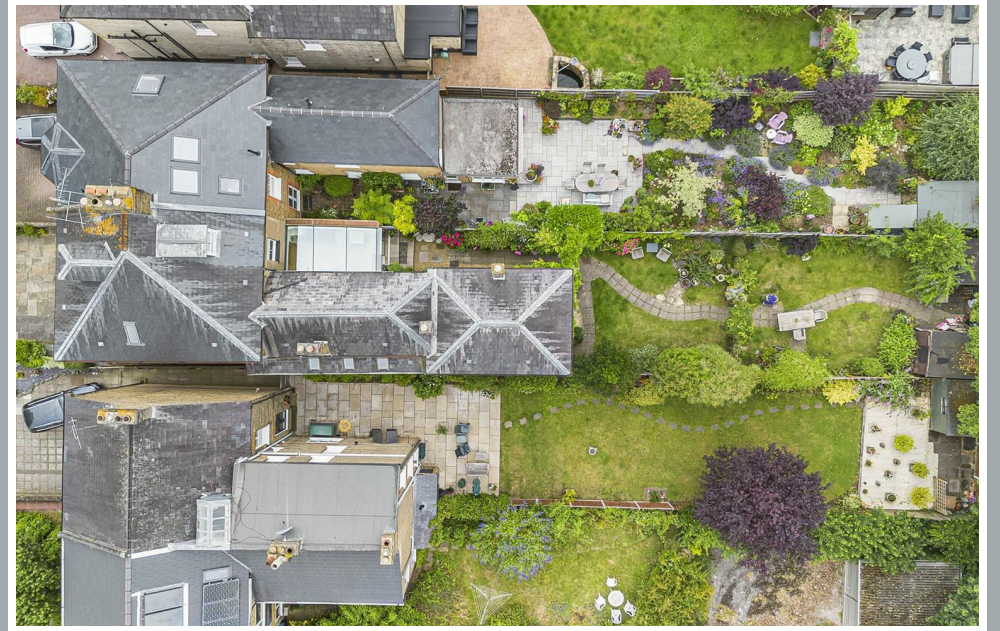
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Approximate Gross Internal Area 3148 sq ft – 293 sq m
 Basement Area 314 sq ft – 29 sq m
 Ground Floor Area 1270 sq ft – 118 sq m
 First Floor Area 1289 sq ft – 120 sq m
 Second Floor Area 275 sq ft – 26 sq m



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.



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