



15c, St. Andrew Street, Hertford  
SG14 1HZ  
Offers In The Region Of £845,000



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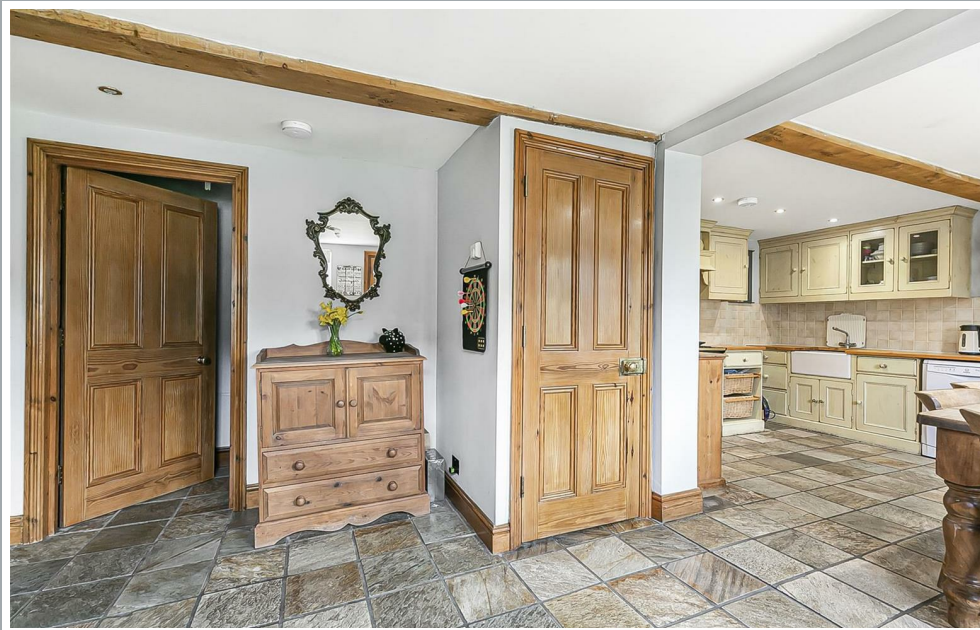
## 15c St. Andrew Street, Hertford, Herts, SG14 1HZ

\*\*\*\*PLANNING PERMISSION GRANTED FOR FURTHER EXTENSION\*\*\*\* Steven Oates are delighted to offer this three/four bedroom semi detached period home situated in an historic part of Hertford's town centre. The property has been extended and tastefully refurbished with a contemporary feel throughout and is located with access to all amenities including both rail stations. This property is arranged over three levels. On the ground floor, there is spacious 23' kitchen/family room, reception room which can be used as an additional lounge or play room, boot and utility room. On the first floor, the lounge is dual aspect, family bathroom and master bedroom. On the second floor, there are two further double bedrooms, shower room and some beautiful character features to include exposed beams. Externally, there is an allocated car parking space and a secluded West facing rear garden which has a summerhouse with power and lighting.

Situated within the heart of Hertford town centre, the property enjoys easy access to the town's many shops, restaurants and coffee shops and also Hertford North mainline train station which provides regular services to London's Moorgate and Finsbury Park. Hartham Park is a short distance away providing beautiful green space with attractive waterways and Hertford East mainline station is also close by with services to London's Liverpool Street.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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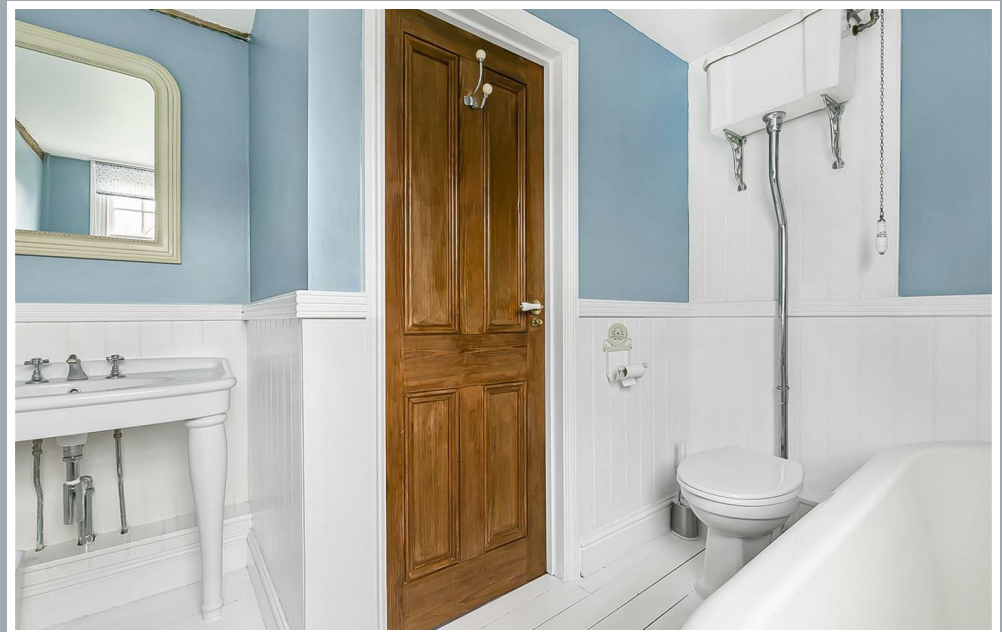


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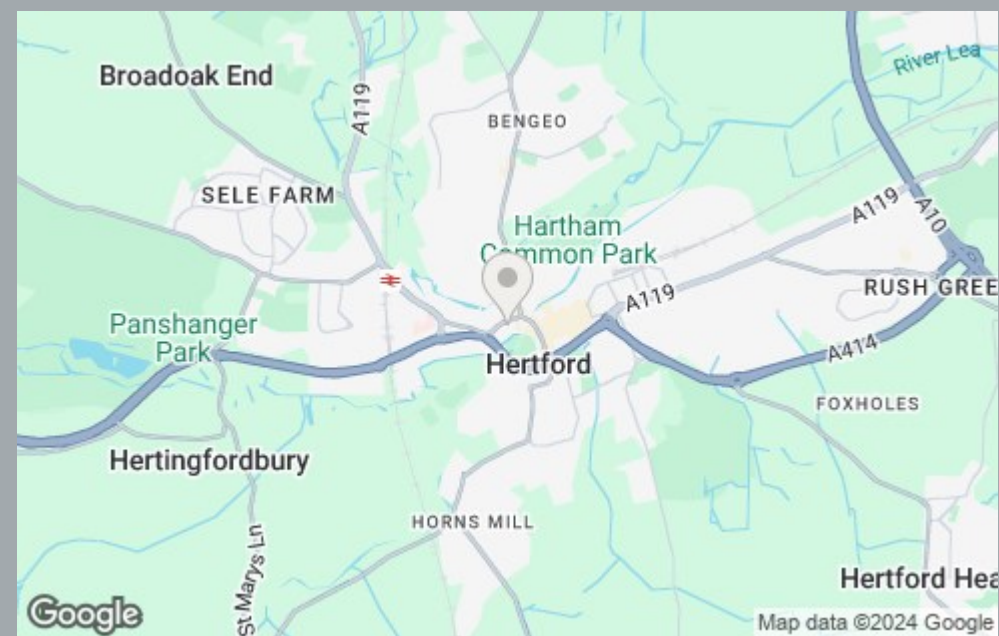
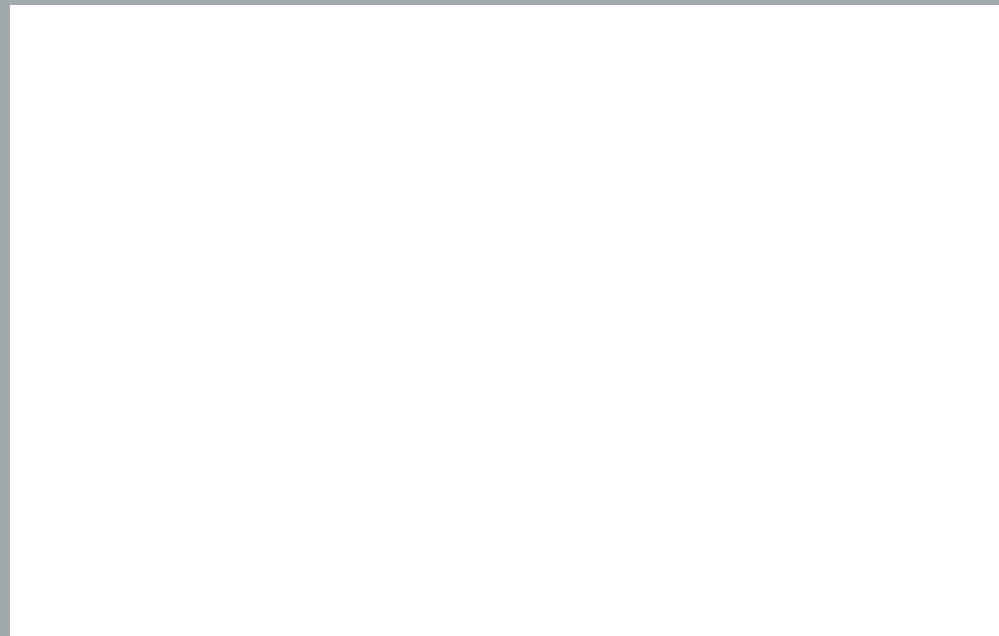


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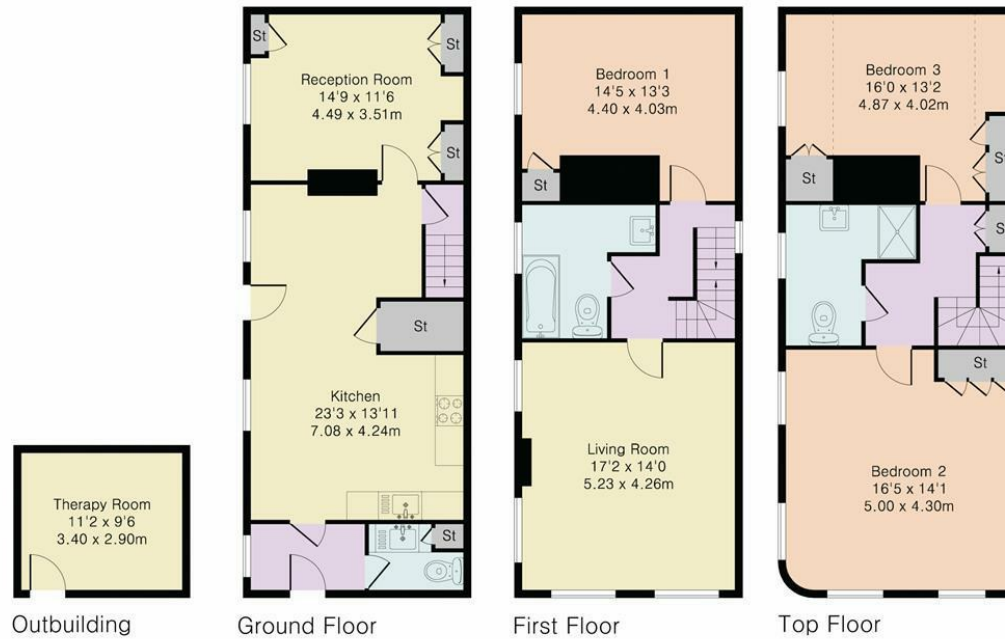


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Approximate Gross Internal Area 1919 sq ft – 179 sq m  
 Ground Floor Area 587 sq ft – 55 sq m  
 First Floor Area 587 sq ft – 55 sq m  
 Top Floor Area 639 sq ft – 59 sq m  
 Outbuilding Area 106 sq ft – 10 sq m



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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