



140, Hertingfordbury Road, Hertford

SG14 2AL

Offers In Excess Of £425,000



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## 140 Hertingfordbury Road, Hertford, Herts, SG14 2AL

Steven Oates are delighted to offer this three bedroom semi detached house situated in a convenient location for Hertford North rail station and the A414 transport links to the A1 and A10. The property is arranged over two levels with an entrance hallway, cloakroom, through lounge and kitchen on the ground floor. On the first floor, there are three spacious double bedrooms and family shower room. The houses benefits from scope for further extension (STPP). Externally, there is off street parking for 2-3 cars plus a garage. The mature rear garden is private and is over various levels. Internal viewing highly recommended.

Conveniently located for the A414 trunk road which connects to the A1(M) to the west and A10 to the east. Hertford North mainline train station is also close by, providing fast and frequent services to London's Moorgate and Kings Cross. Panshanger Park is within a short distance for dog walks and Hertford Town Centre offers a wide variety of coffee shops, restaurants and supermarkets.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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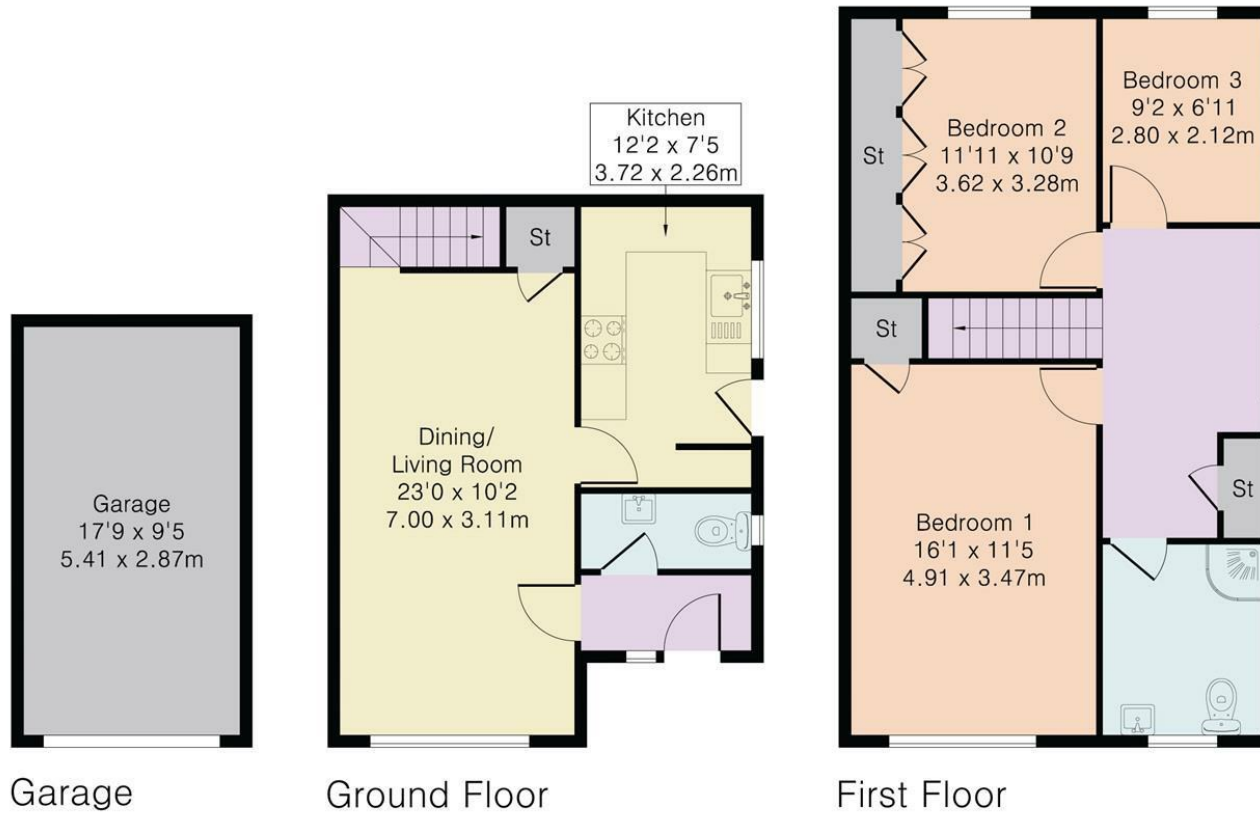


**Approximate Gross Internal Area 1106 sq ft - 104 sq m**

Ground Floor Area 382 sq ft – 36 sq m

First Floor Area 557 sq ft – 52 sq m

Garage Area 167 sq ft – 16 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.