



22, Raynham Street, Hertford

SG13 7DF

Guide Price £725,000



[stevenoates.com](http://stevenoates.com)





## 22 Raynham Street, Hertford, Herts, SG13 7DF

\*\*\*\*CHAIN FREE\*\*\*\* Steven Oates are delighted to offer this attractive three bedroom Victorian character house situated within a popular residential road, convenient for Hertford East rail station, the town centres multiple shopping facilities and local parks. Benefits include; basement, mature private rear garden, modern first floor four piece suite bathroom, kitchen/diner and additional two reception rooms, feature fireplaces, ground floor cloakroom and utility room.

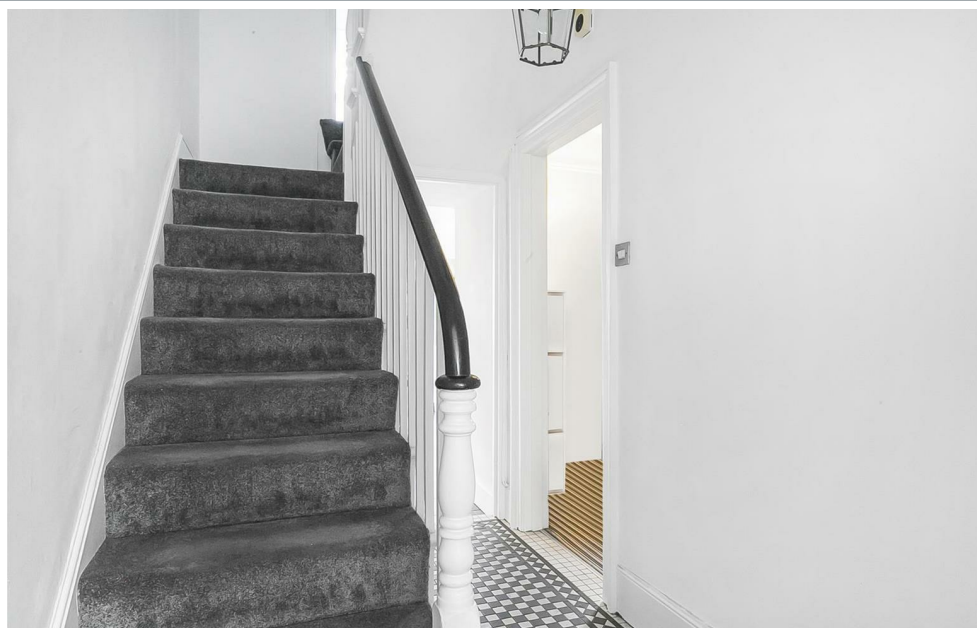
Located on the popular east side of town, the property is only a short distance from both Hertford town centre and Hertford East mainline station which serves London's Liverpool Street. This excellent character home is also conveniently located for Hertford's favoured SG13 primary and secondary schooling.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY



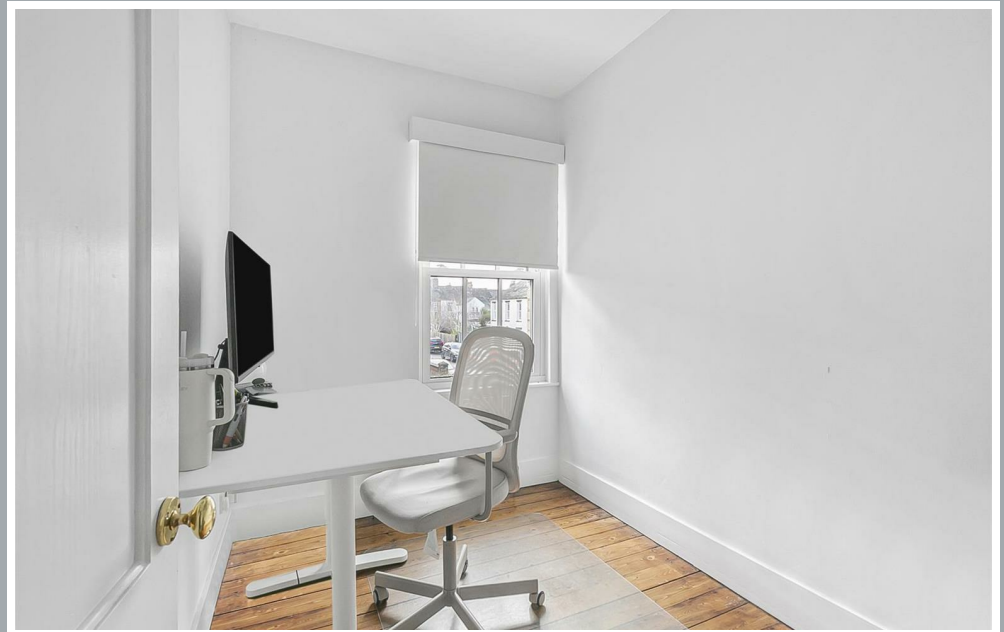
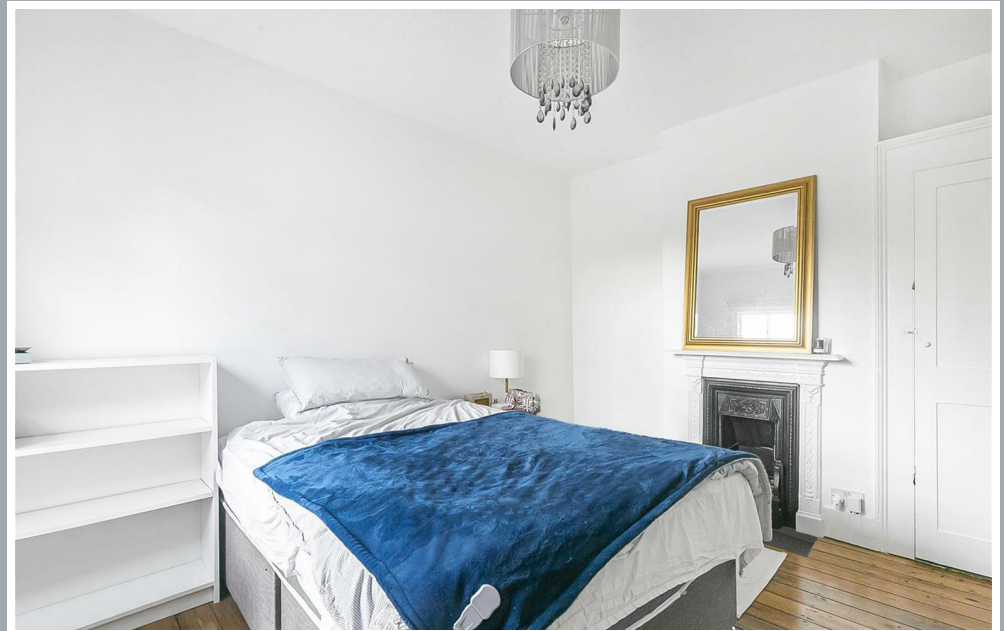






70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY

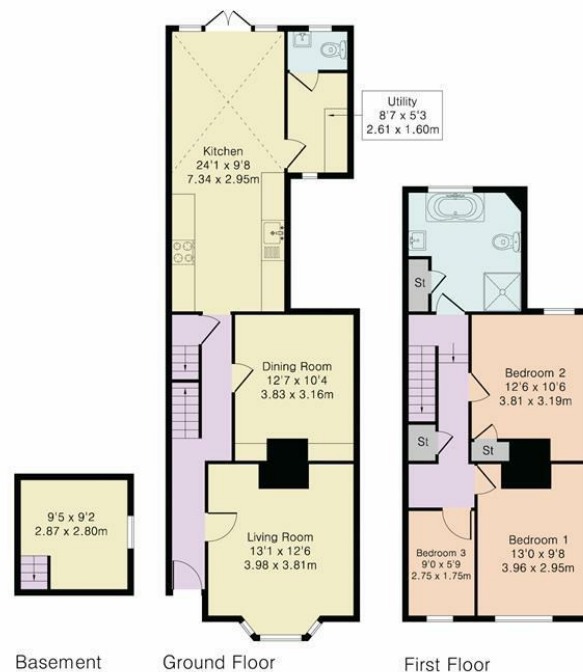




70 Fore Street, Hertford, Hertfordshire, SG14 1BY



Approximate Gross Internal Area 1300 sq ft – 121 sq m  
 Basement Area 86 sq ft – 8 sq m  
 Ground Floor Area 708 sq ft – 66 sq m  
 First Floor Area 506 sq ft – 47 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



stevenoates.com