



9, Alexander Road, Hertford
SG14 2EA

Asking Price £450,000



stevenoates.com



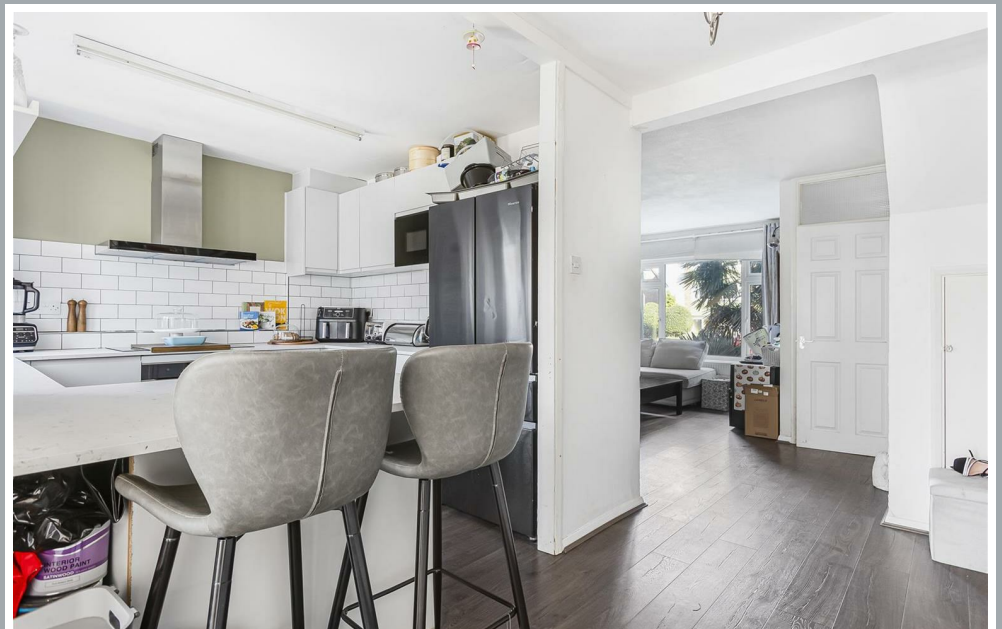
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Steven Oates are delighted to offer this extended three-bedroom family home which is perfectly positioned in this extremely popular cul-de-sac location which is only a stones throw away from Hertford North Train Station and is only a short distance from Hertford Town Centre. This deceptively spacious home has been extended benefiting from great size rooms and an open plan kitchen perfect for modern day living. As you step in, this property has a useful entrance hallway, great size family living room and a refitted open-plan kitchen. On the upstairs, this property includes well-proportioned rooms with three generous sized bedrooms and the family bathroom suite. Externally, there is a landscaped rear garden which is west facing perfect for the warmer months. There is also a garage en-block.

This house is in a quiet location with no passing traffic within five minute's walk to Hertford North station with its regular services to London Moorgate and Kings Cross with the station only being (0.4m) away. There are local shops within short walking distance and the house is also close to Hollybush Primary School and Sele School (a co-educational secondary school and sixth form with academy status).



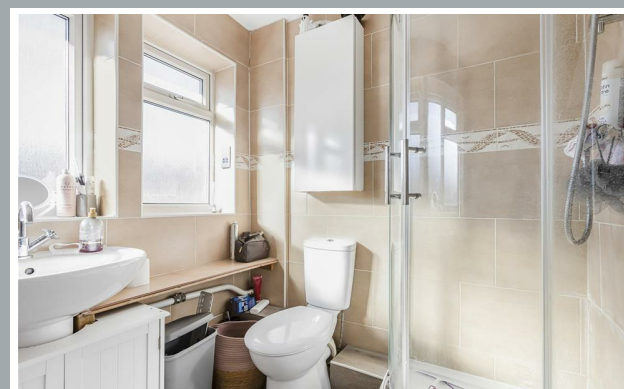
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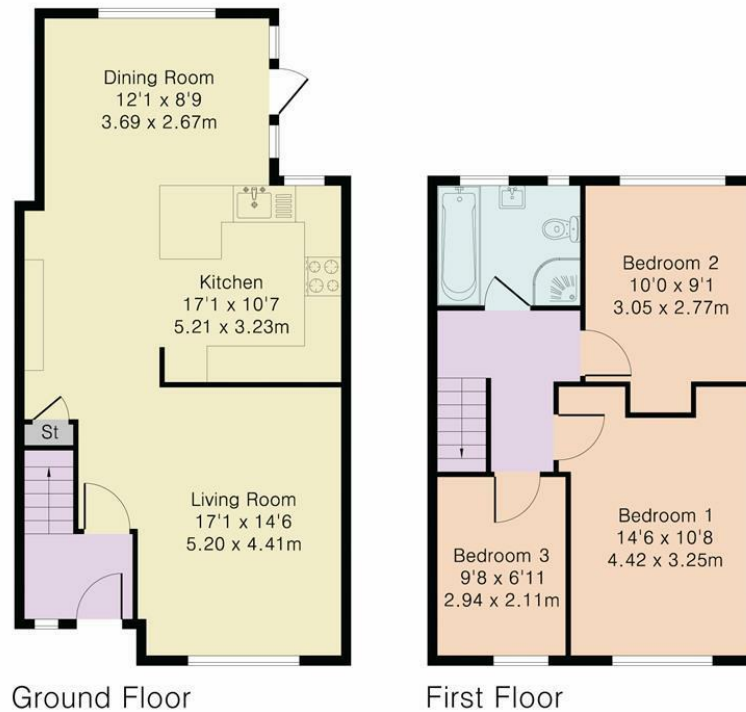


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Approximate Gross Internal Area 959 sq ft - 89 sq m

Ground Floor Area 527 sq ft – 49 sq m

First Floor Area 432 sq ft – 40 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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