



13a, Queens Road, Hertford
SG13 8AY
Guide Price £1,850,000



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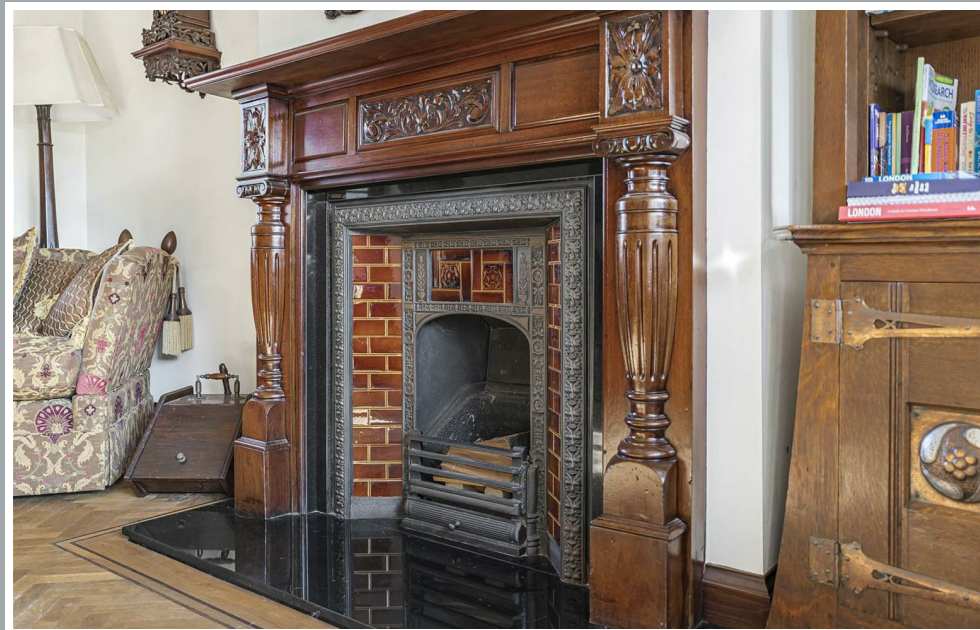
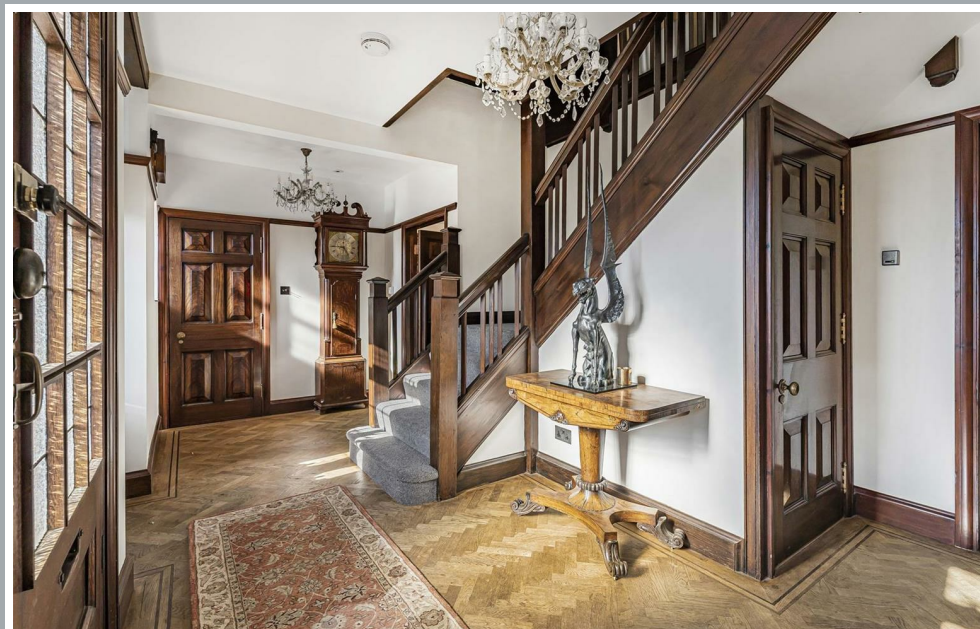
13a Queens Road, Hertford, Herts, SG13 8AY

RARELY AVAILABLE - An imposing 5 bedroom, 4 bathroom detached family home located on one of Hertford's most sought after residential roads. This spacious family home, which retains much of its original charm and character, offers excellent proportions accommodation which comprises of a large entrance hallway, lounge, study, ground floor cloakroom and spectacular open plan lounge/dining/kitchen room leading directly onto the garden with integrated appliances and log burner. On the first floor, there are 5 double bedrooms, three of which have access to en-suites and an additional family bathroom. Externally, there is driveway parking, garage with power and lighting and mature rear garden benefiting seclusion. There is an outbuilding currently being used as a gym which would also make a fantastic home office.

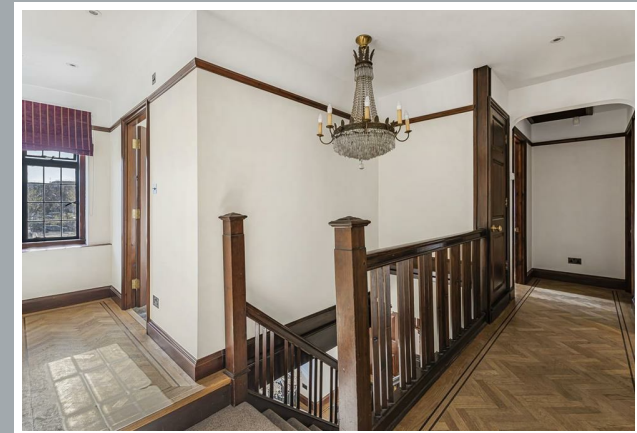
Situated within Hertford's premier southside, Queens Road has been recognised for years and one of the town's most sought after residential roads. The property is only a short stroll from Hertford town centre which provides an excellent choice of local shops, bars and restaurants, along with two mainline 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.



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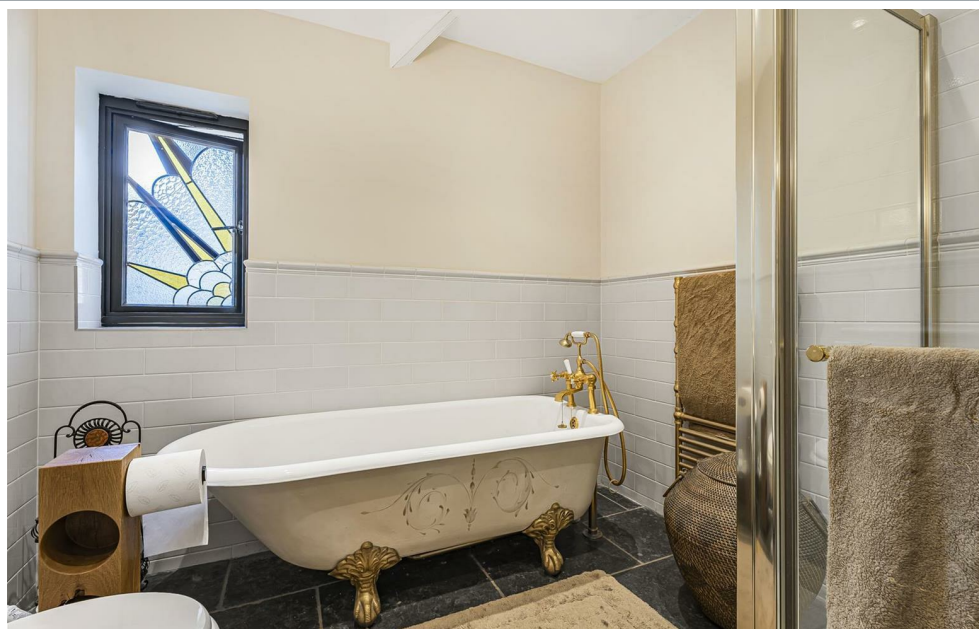


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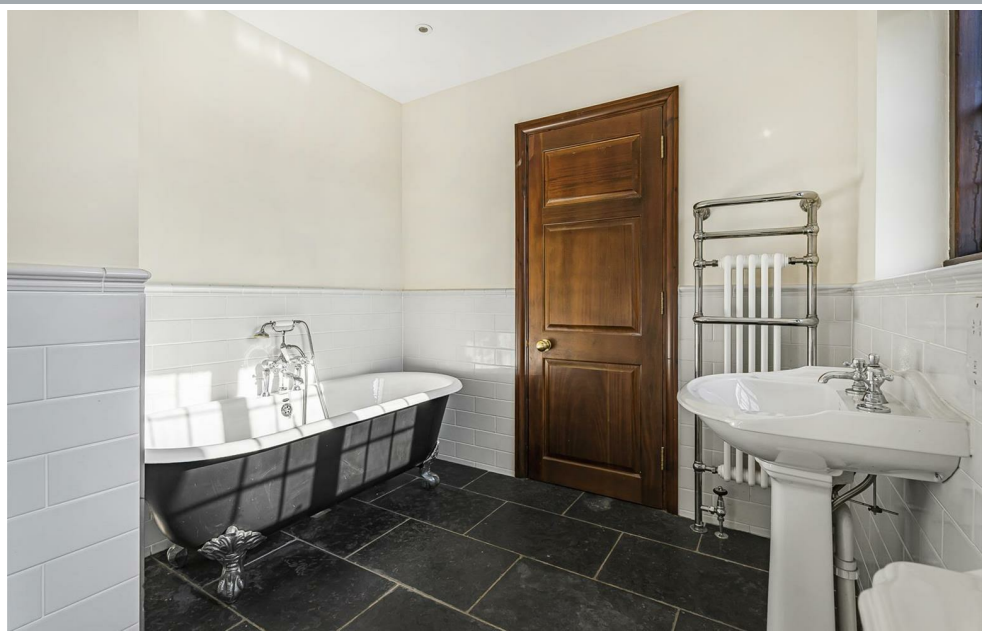




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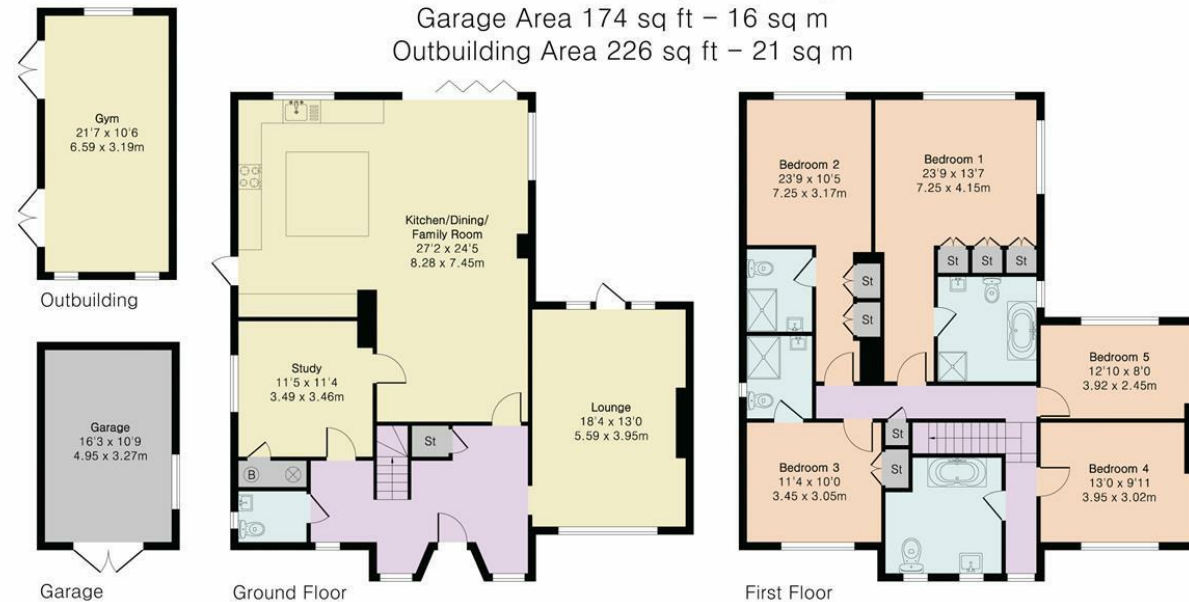
Approximate Gross Internal Area 2766 sq ft - 257 sq m

Ground Floor Area 1176 sq ft – 109 sq m

First Floor Area 1190 sq ft – 111 sq m

Garage Area 174 sq ft – 16 sq m

Outbuilding Area 226 sq ft – 21 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 practice. 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.



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