

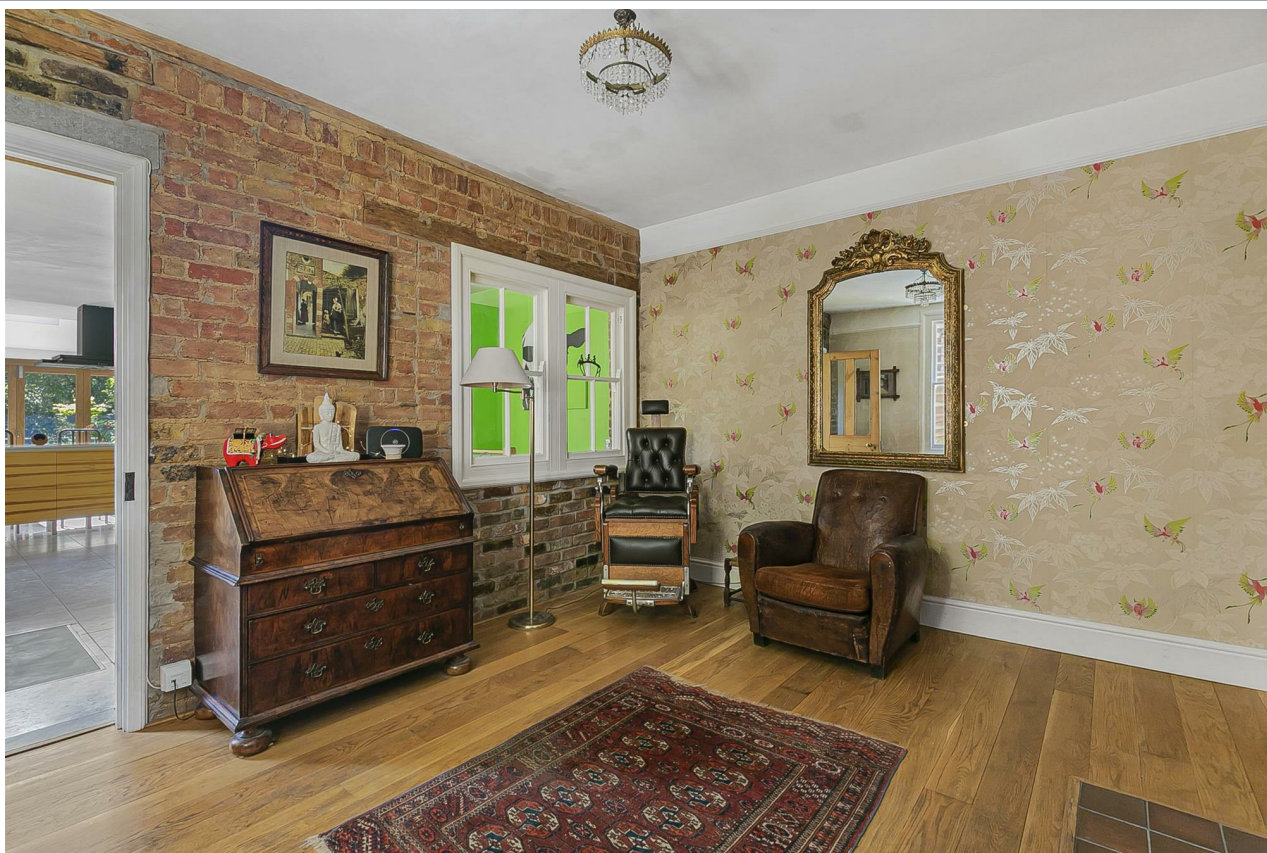


86, Tamworth Road, Hertford
SG13 7DN

Offers In Excess Of £800,000



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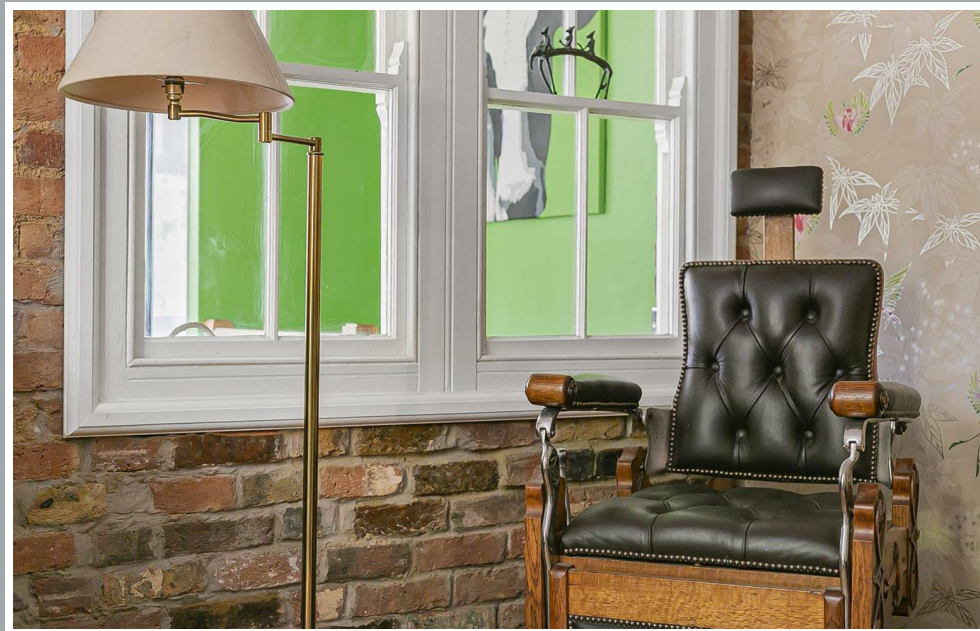
86 Tamworth Road, Hertford, SG13 7DN

A beautifully presented four double bedroom Edwardian semi detached house situated in the cul-de-sac end of Tamworth Road, convenient for Hertford town's multiple facilities and Hertford East rail station. Arranged over four levels, the ground floor comprises of two reception rooms and a large open plan 30'4 kitchen / diner. There is a basement room accessed the kitchen/diner. The first floor comprises of four bedrooms, two of which both have mezzanine levels, first floor family bathroom and additional shower room. Externally, there is a mature landscaped sunny South facing rear garden which has a summer house and on street parking. A short walk away from the house there are beautiful walking fields and a river both classified as an SSI (area of special scientific interest.). There is also a playground and allotments within 1 minute walk. Early viewing advised to avoid disappointment.

Located within this popular residential road, nestled amongst the east side of town which is an attractive mix of traditional Victorian roads within easy striking distance of Hertford East train station, which serves London's Liverpool Street., along with Hertford's favoured SG13 schooling. Hertford town centre is also a short distance away providing an excellent choice of shops, restaurants and coffee shops.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

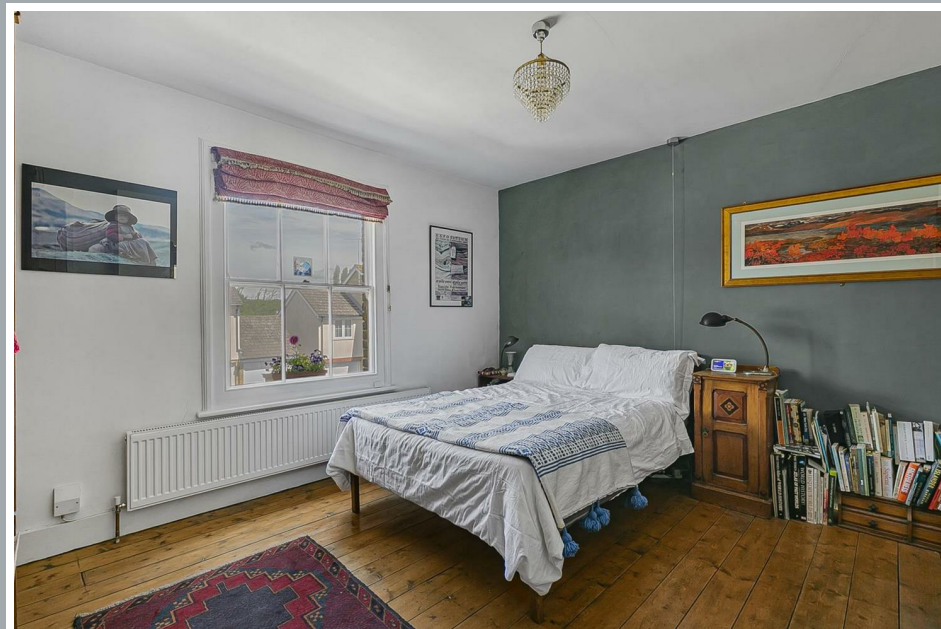


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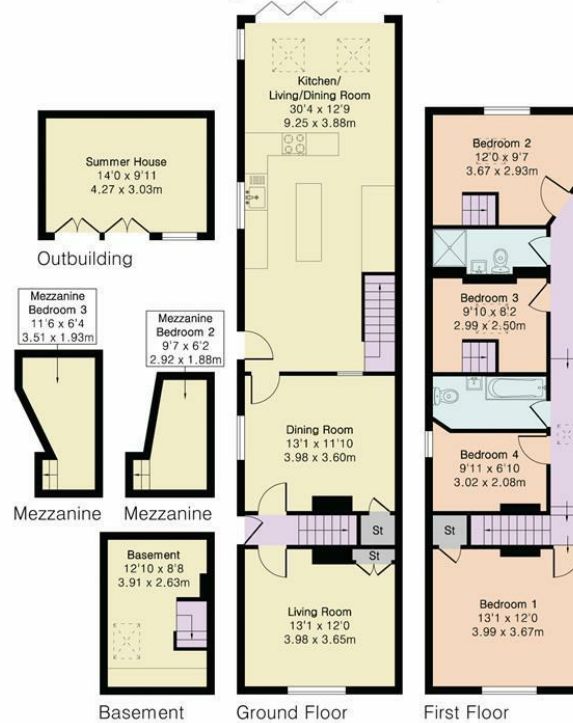


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Approximate Gross Internal Area 1759 sq ft - 163 sq m

Basement Area 111 sq ft - 10 sq m
Ground Floor Area 754 sq ft - 70 sq m
First Floor Area 649 sq ft - 60 sq m
Mezzanine Area 106 sq ft - 10 sq m
Outbuilding Area 139 sq ft - 13 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.



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