



52, Queens Road, Hertford  
SG13 8BB  
Offers Over £1,695,000



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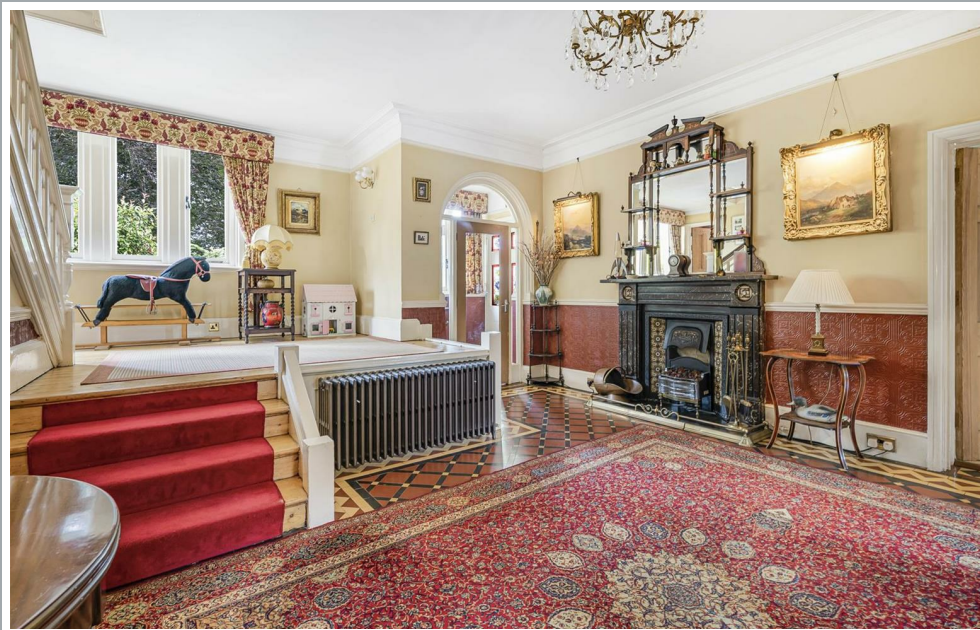
## Queens Hill House, 52 Queens Road, Hertford, Hertfordshire, SG13 8BB

One of Hertford's most iconic period homes located on the highly sought after Queens Road. This substantial period home is steeped in history and hasn't been marketed for nearly 40 years. The charming accommodation is currently arranged over two floors, with the potential to extend into the loft space and comprises of a large reception hall with guest cloakroom, 3 reception rooms, a kitchen/breakfast room and separate utility room. On the first floor, there are 4 double bedrooms, a family bathroom and en-suite facilities to 3 bedrooms. As previously mentioned, plans have been drawn up for 2 additional bedrooms and bathrooms in the current loft space (subject to the usual consents). Externally, the property offers ample driveway parking, numerous outbuildings and generous gardens which extended to nearly 200 feet.

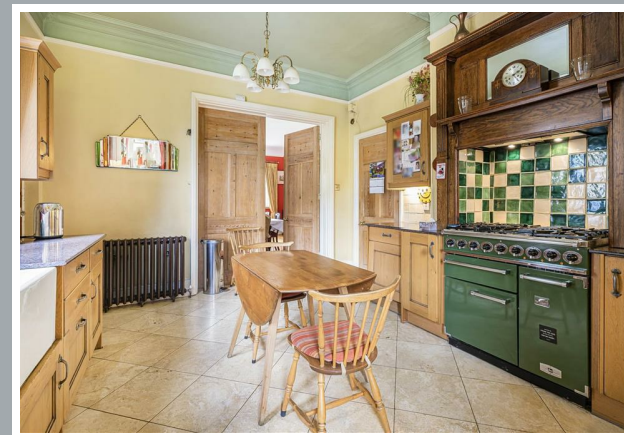
Situated within Hertford's premier southside, Queens Road has been recognised for years and one of the town's most sought after residential roads. The property is only a short stroll from Hertford town centre which provides an excellent choice of local shops, bars and restaurants, along with two mainline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



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



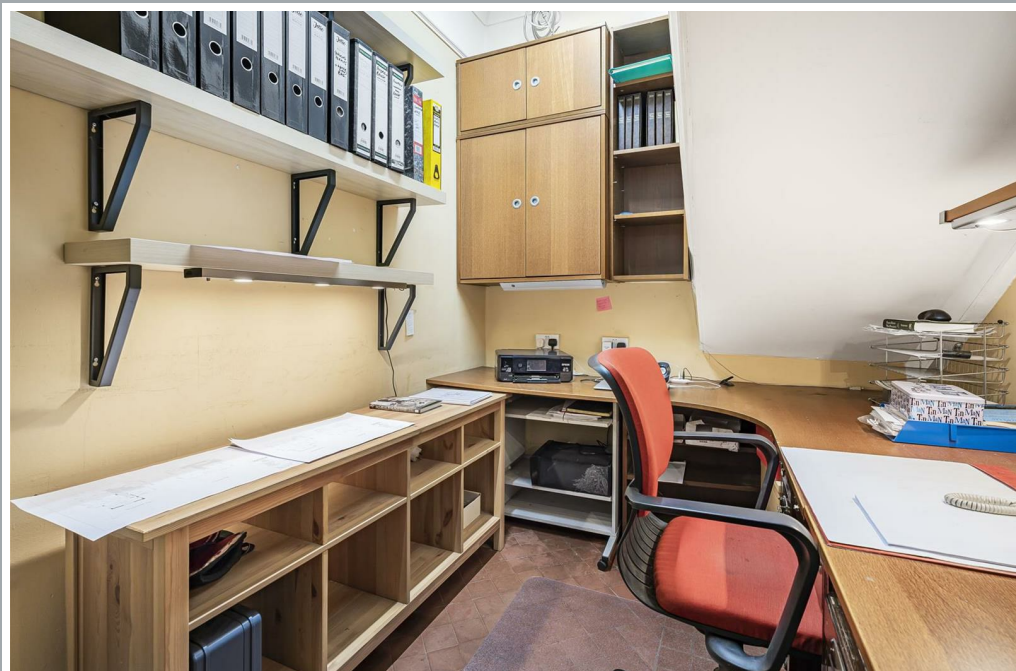
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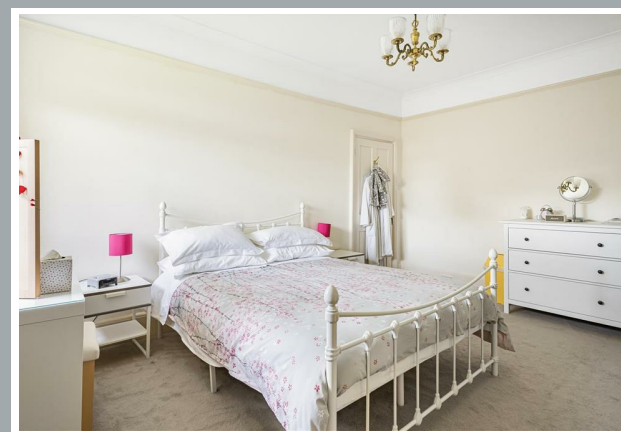
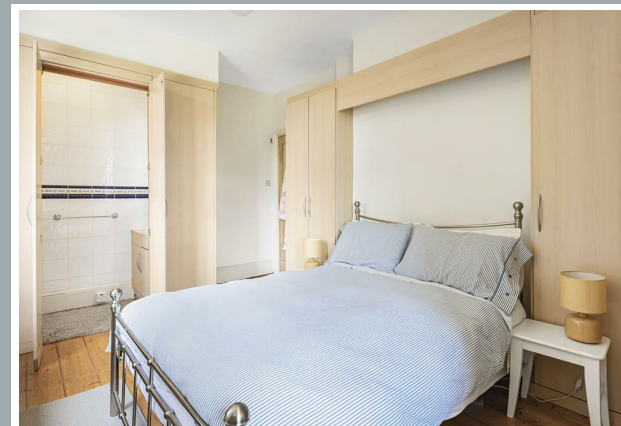
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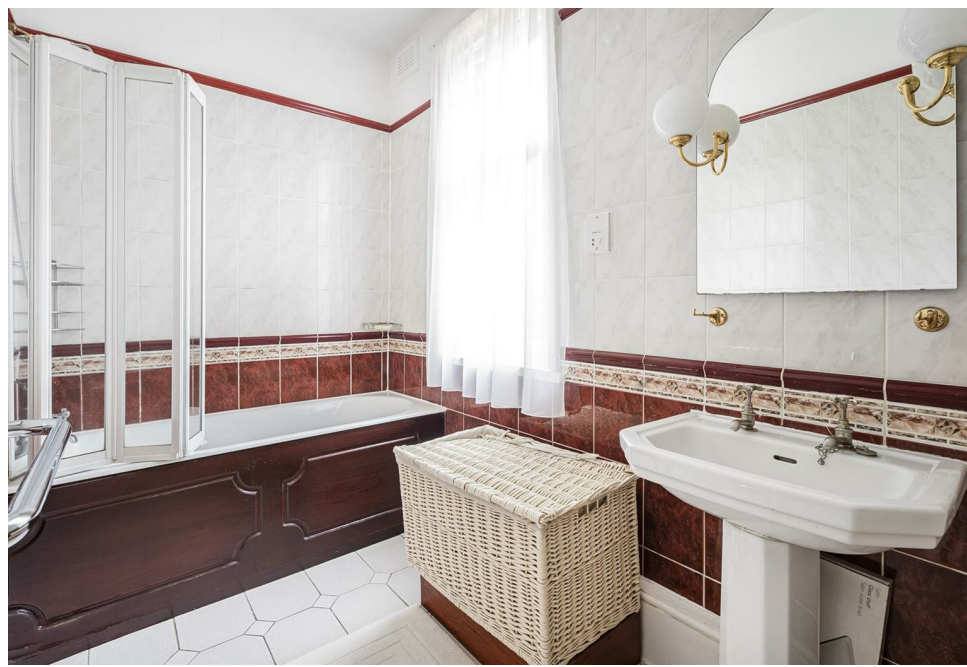
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**Approximate Gross Internal Area 3362 sq ft - 312 sq m**

Ground Floor Area 1400 sq ft – 130 sq m

First Floor Area 1172 sq ft – 109 sq m

Outbuilding Area 790 sq ft – 73 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.



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