



69, West Street, Hertford  
SG13 8EZ  
Offers In Excess Of £500,000



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## 69 West Street, Hertford, Herts, SG13 8EZ

A charming 3 bedroom mid terrace period home situated in a popular road, convenient for Hertford Town Centres multiple shopping facilities and transport links into Central London. Arranged over 3 levels and offering spacious accommodation, on the ground floor, there is a living room, dining room, kitchen and utility room. On the first floor, there are two bedrooms and family bathroom. On the second floor there is another double bedroom. Externally, there is on street parking and mature sunny Southerly facing rear garden. The property is being offered with no onward chain - Keys held.

The property is located within an idyllic position on the highly sought after residential road of West Street. West Street is one of the oldest roads in Hertford comprising of an attractive array of period homes creating a pretty street scene and also includes a quiet, yet popular pub, The Black Horse. Hertford town centre is at one end of the street, offering an excellent choice of shops and restaurants, whilst towards the other end are beautiful countryside walks. For schooling, all of Hertford's excellent schools are close by for all ages.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





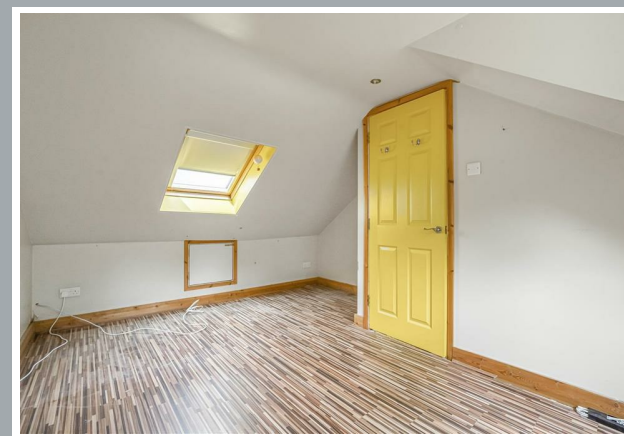
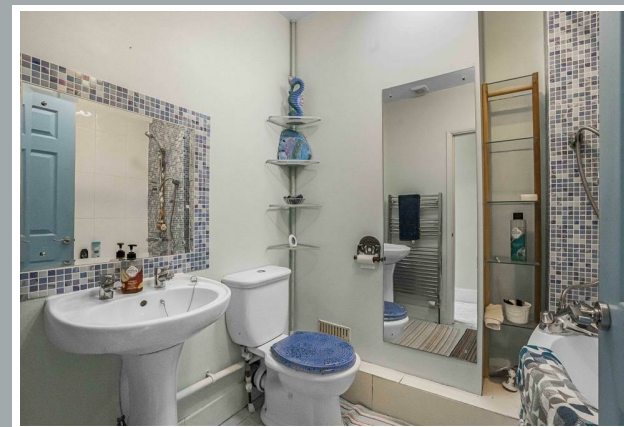
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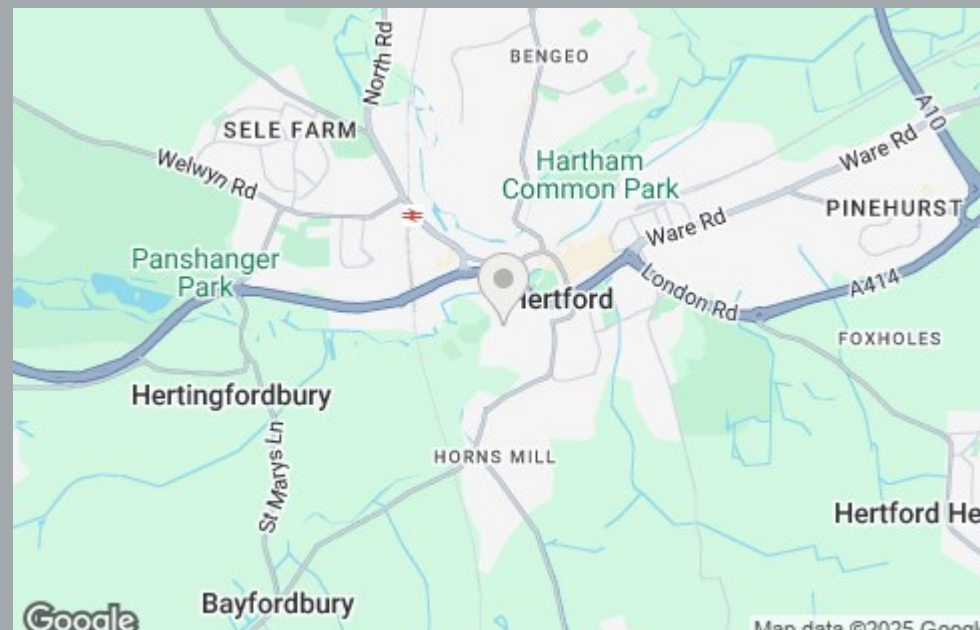
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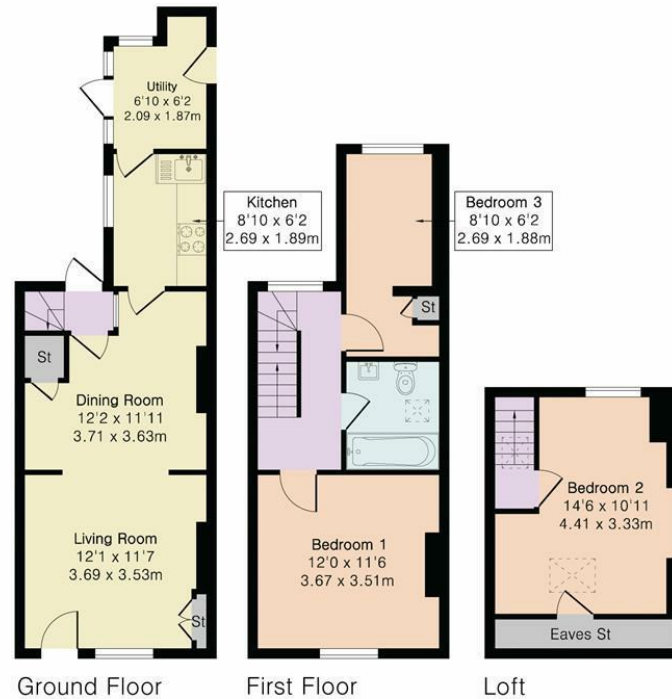


**Approximate Gross Internal Area 915 sq ft - 85 sq m**

Ground Floor Area 395 sq ft – 37 sq m

First Floor Area 345 sq ft – 32 sq m

Loft Area 175 sq ft – 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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