



136, Hertingfordbury Road, Hertford

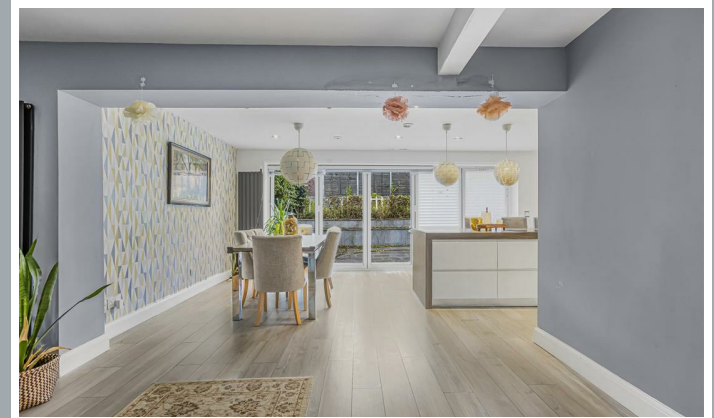
SG14 2AL

Offers In Excess Of £600,000



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## 136 Hertingfordbury Road, Hertford, Herts, SG14 2AL

\*\*\*\*CHAIN FREE\*\*\*\* Steven Oates are delighted to present this spacious four-bedroom end-of-terrace house, offered with no onward chain and in need of some modernisation. The property is ideally located close to Hertford North rail station and offers excellent transport links via the A414 to the A1 and A10.

Arranged over two floors, the home provides well-proportioned accommodation throughout. The ground floor features a welcoming entrance hallway leading to a dining area that flows seamlessly into the lounge and a sociable, open-plan kitchen. There is also a ground-floor shower room and a practical utility room. To the first floor, there are four generously sized bedrooms and a family bathroom. Externally, the property benefits from off-street parking for at least four vehicles, along with access to a garage. The rear garden is designed for low maintenance, featuring a paved terrace with steps leading up to a lawned area, ideal for outdoor relaxation and entertaining.

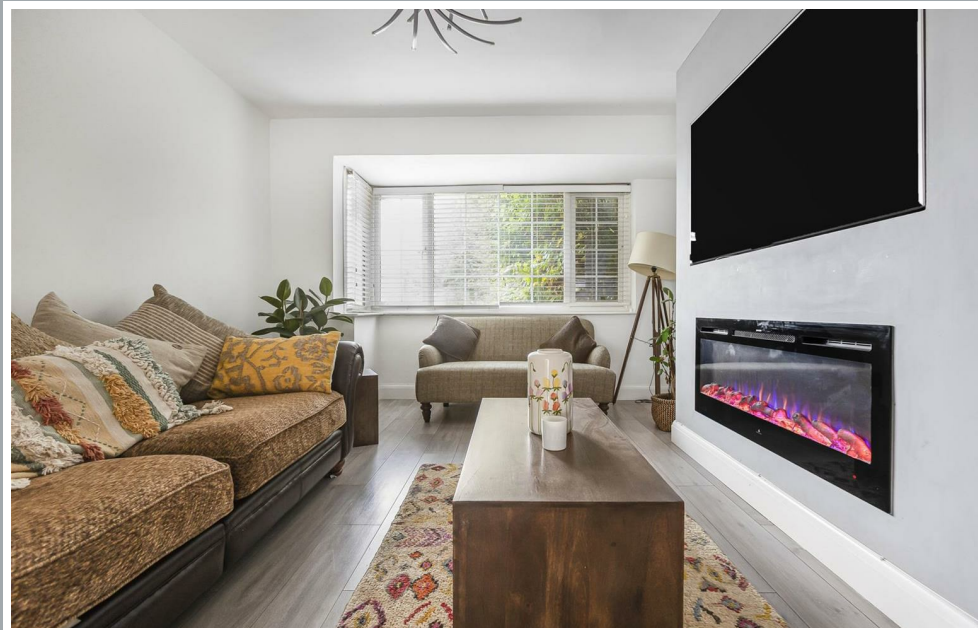
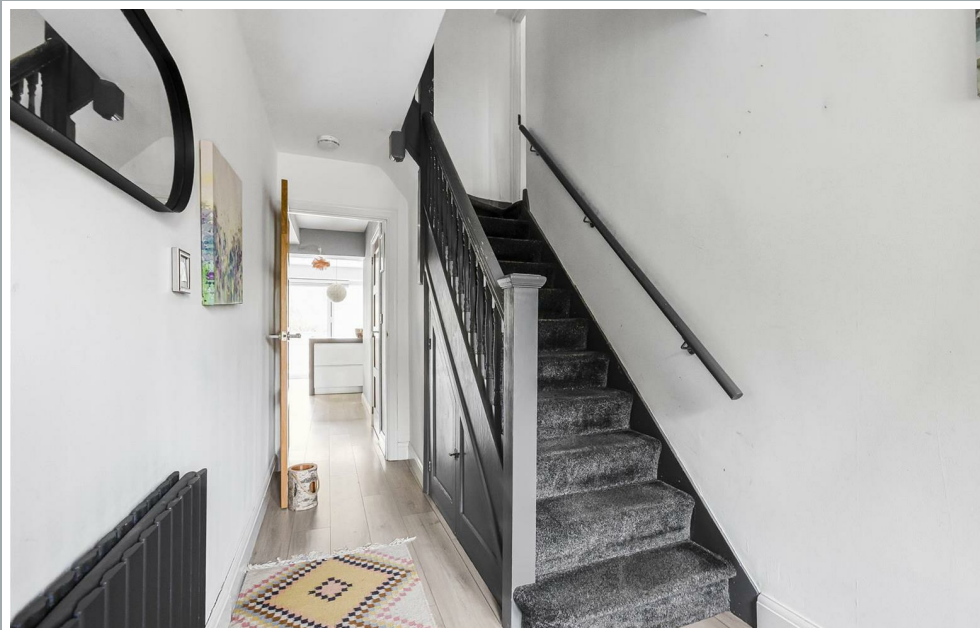
Conveniently located for the A414 trunk road which connects to the A1(M) to the west and A10 to the east. Hertford North mainline train station is also close by, providing fast and frequent services to London's Moorgate and Kings Cross. Panshanger Park is within a short distance for dog walks and Hertford Town Centre offers a wide variety of coffee shops, restaurants and supermarkets.





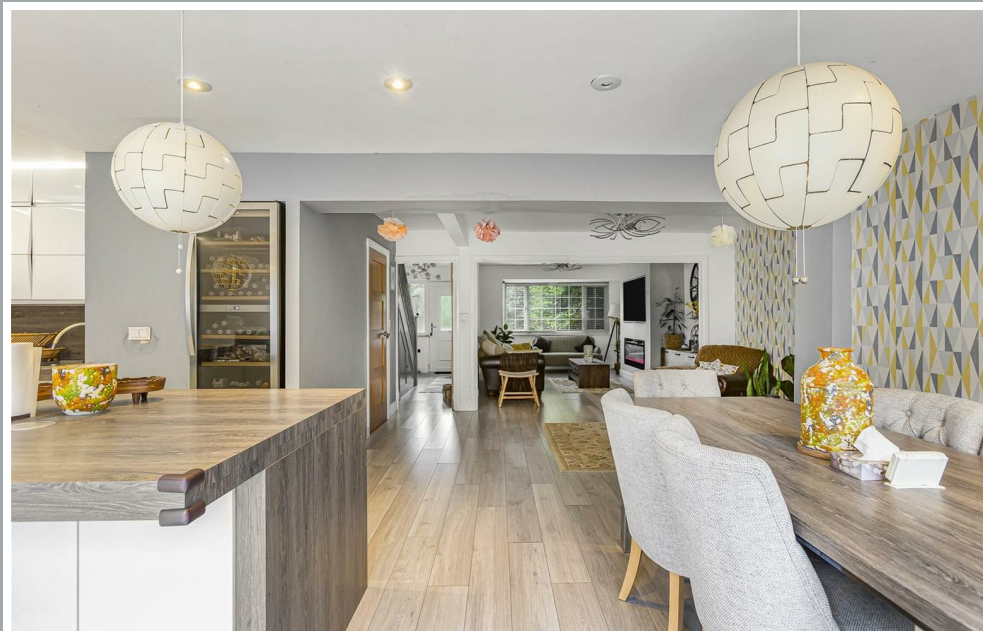
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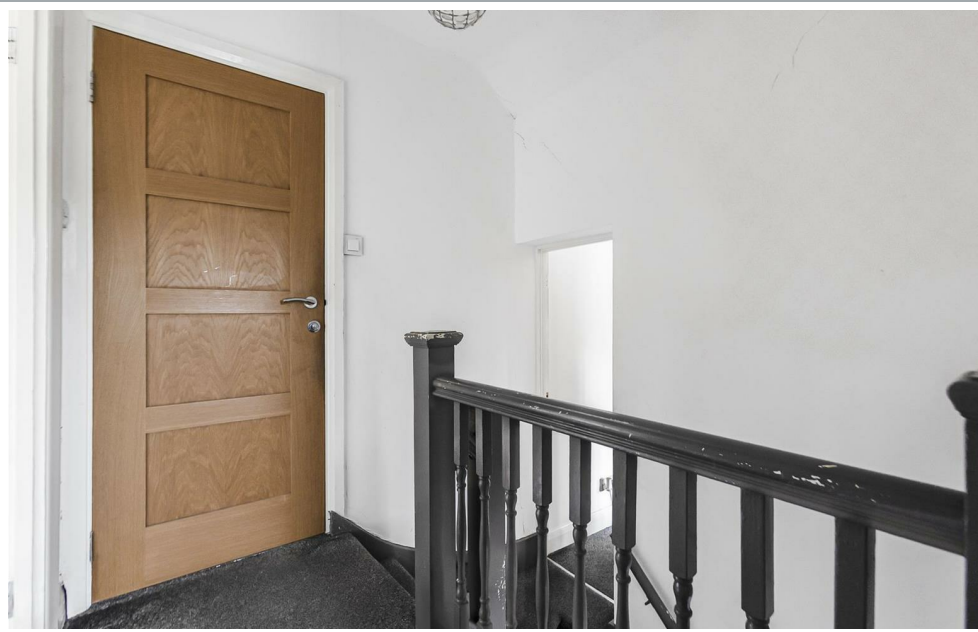
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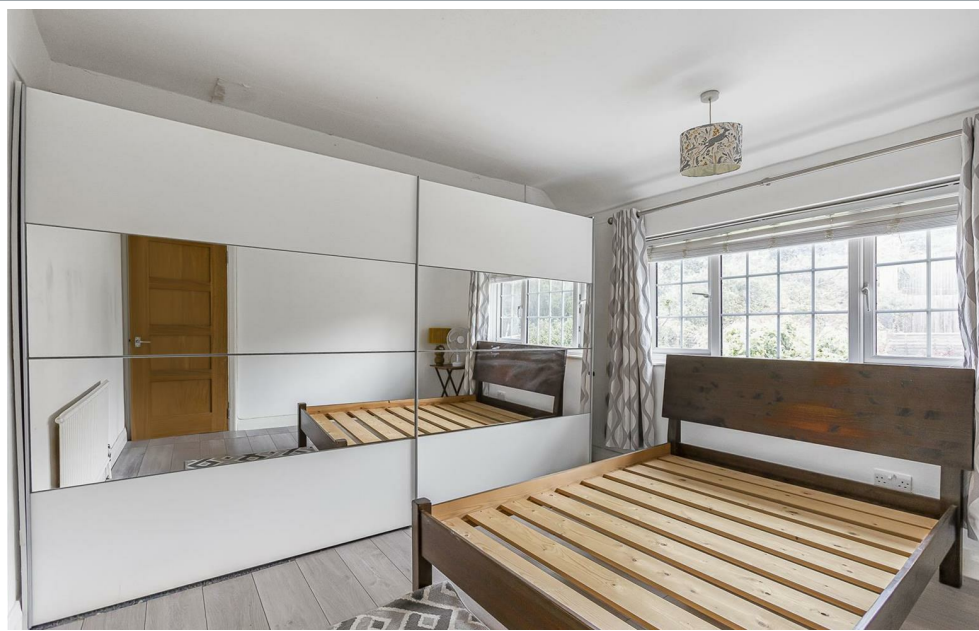
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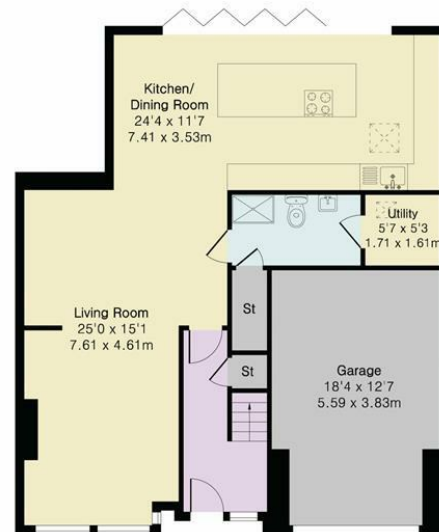


**Approximate Gross Internal Area 1407 sq ft - 131 sq m  
(Excluding Garage)**

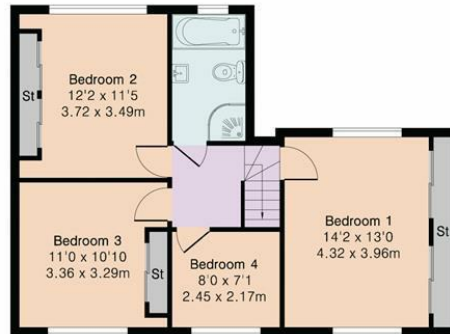
Ground Floor Area 795 sq ft – 74 sq m

First Floor Area 612 sq ft – 57 sq m

Garage Area 239 sq ft – 22 sq m



Ground Floor



First Floor



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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