



15, North Road, Hertford
SG14 1LN
£850,000



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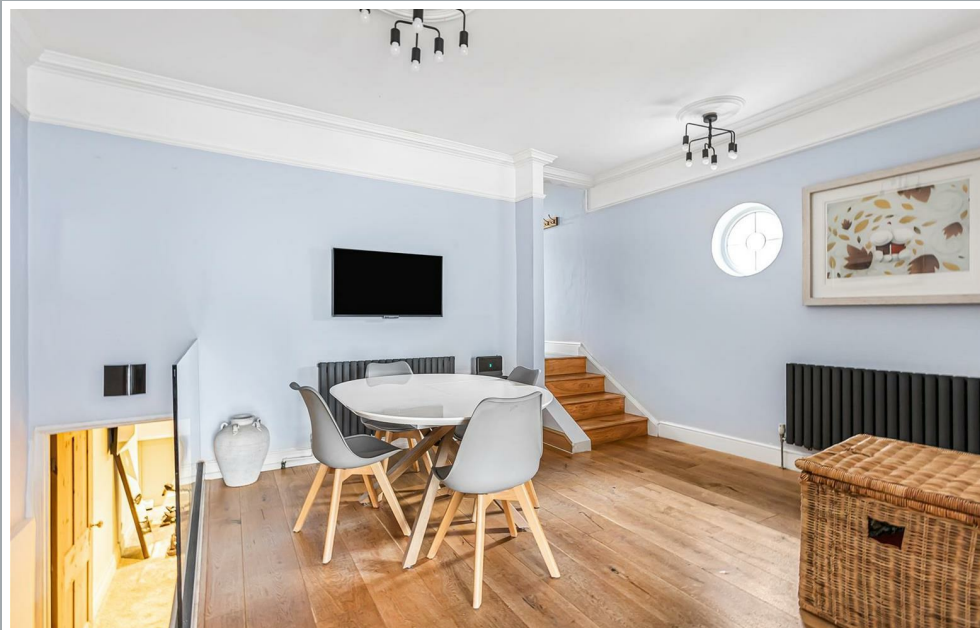
15 North Road, Hertford, Herts, SG14 1LN

This beautifully presented three-bedroom end-terrace period home combines elegant original features with a modern layout designed for comfortable family living. The ground floor includes a welcoming entrance hall, a bright bay-fronted living room with high ceilings, and an impressive 25-foot open-plan kitchen and dining area, the heart of the home, ideal for entertaining. To the rear, a light-filled conservatory opens directly onto the garden, creating a seamless connection between the indoor and outdoor spaces. A useful utility room and guest WC complete this level. The lower ground floor provides a versatile additional space that has served multiple purposes over the years currently arranged as a home gym, it offers excellent potential as an office, cinema, or playroom. Upstairs, there are three double bedrooms served by a well-appointed family bathroom. Externally, the property enjoys a private south-west facing garden with a low-maintenance design, and off-street parking to the front.

Perfectly positioned close to Hertford's vibrant town centre, the property is within walking distance of both train stations, a selection of independent shops and cafés, and highly regarded schools including Richard Hale and Simon Balle.



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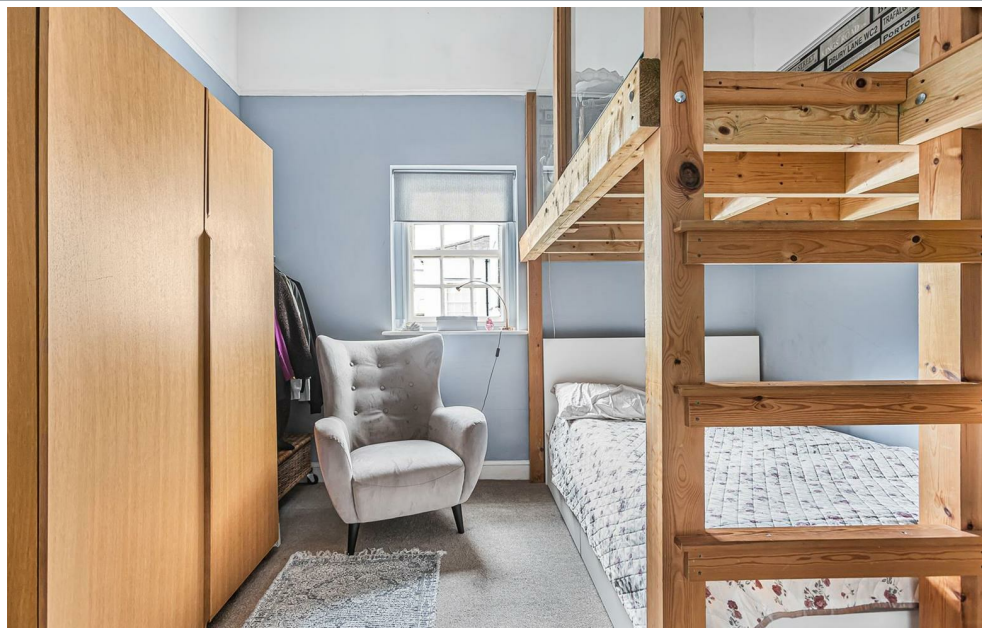




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Approximate Gross Internal Area 1600 sq ft - 149 sq m

Basement Area 190 sq ft – 18 sq m

Ground Floor Area 822 sq ft – 76 sq m

First Floor Area 588 sq ft – 55 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.



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