



2, The Old Rectory, Hertford
SG14 1LZ
Guide Price £415,000



stevenoates.com



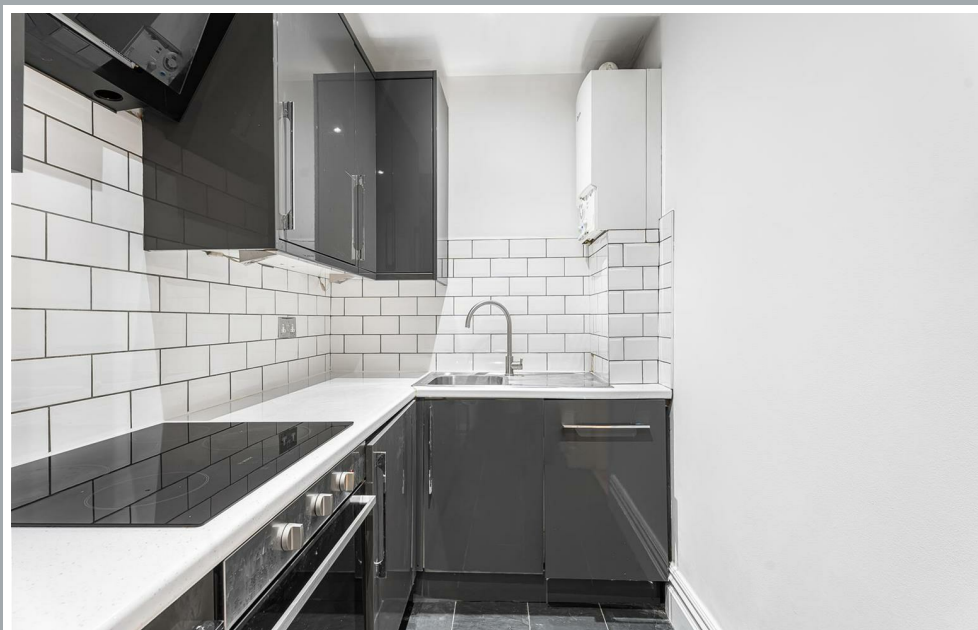
2 The Old Rectory, North Road, Hertford, Hertfordshire, SG14 1LZ

CHAIN FREE — Steven Oates are delighted to present this beautifully finished two-bedroom ground floor maisonette, ideally located just a 3-minute walk from Hertford North rail station and within easy reach of Hertford town centre's many amenities. This characterful home offers a share of freehold and combines original period features with a high-spec modern finish throughout. Accommodation includes a spacious entrance hallway leading to a bright lounge, two well-proportioned bedrooms, a contemporary fitted kitchen, and a stylish family bathroom. The master bedroom further benefits from its own en-suite shower room. A standout feature is the versatile basement room, currently used as a second reception space—perfect as a home office, media room, or additional lounge area. Externally, the property boasts a private section of garden and an allocated parking space.

Positioned perfectly for a convenience-led lifestyle, the property sits between the vibrant Hertford town centre, home to a wide range of restaurants, independent shops, the newly regenerated theatre, and Hartham Leisure Centre, and Hertford North train station, offering fast and direct services to London Moorgate, Kings Cross, and Finsbury Park.



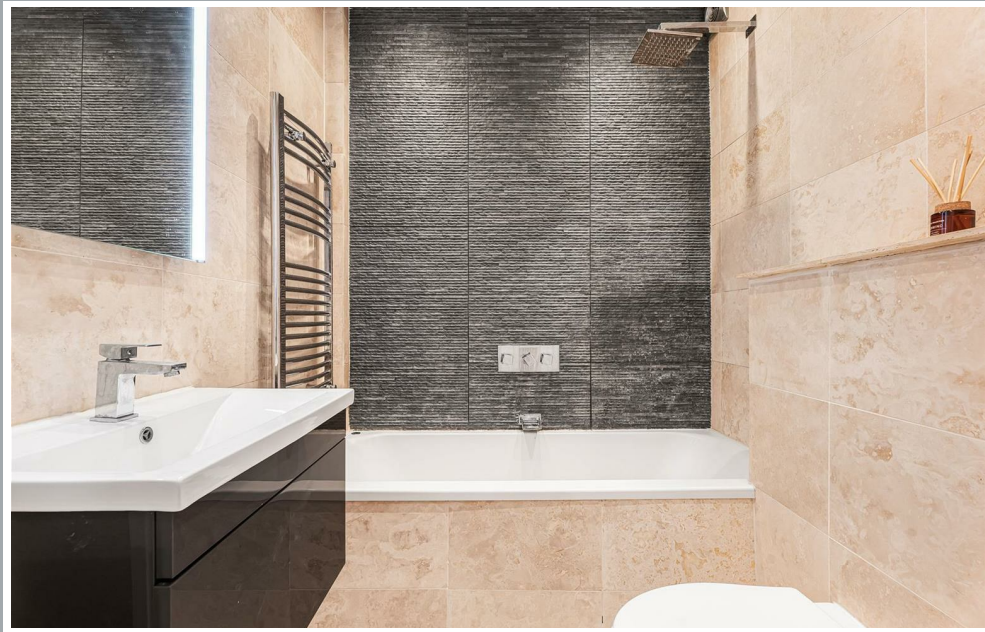
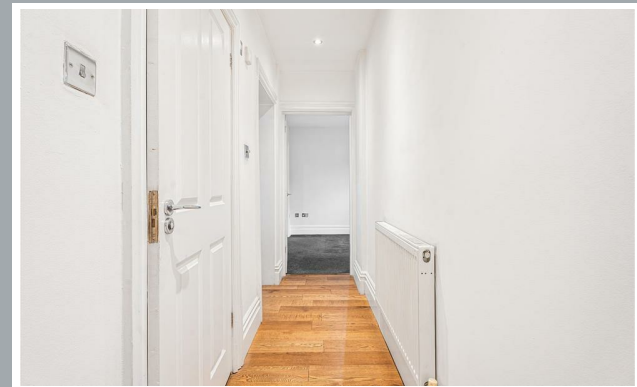
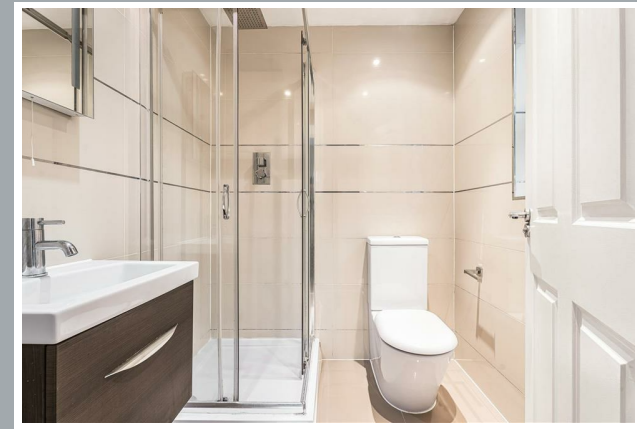
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



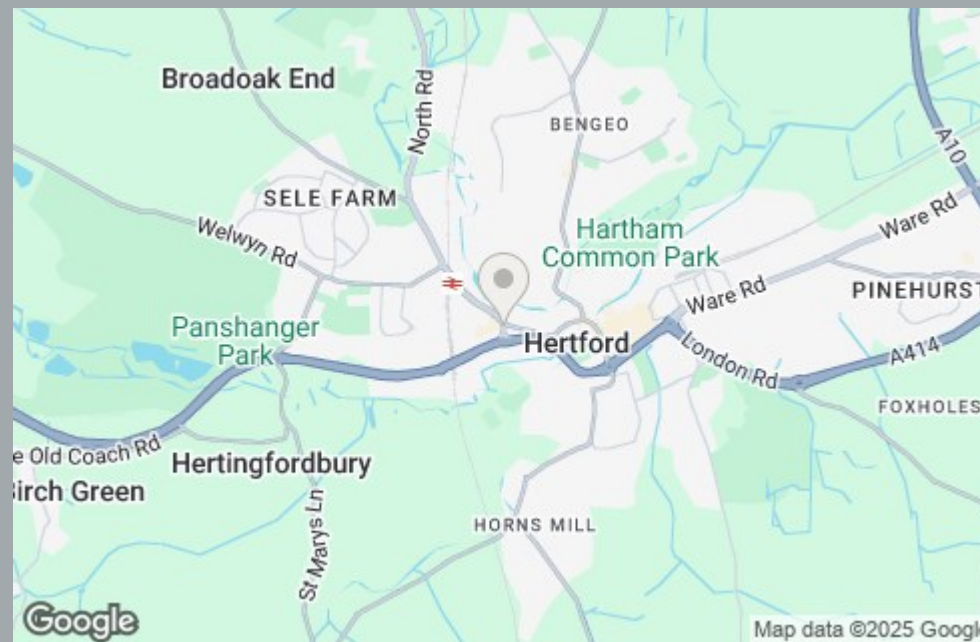
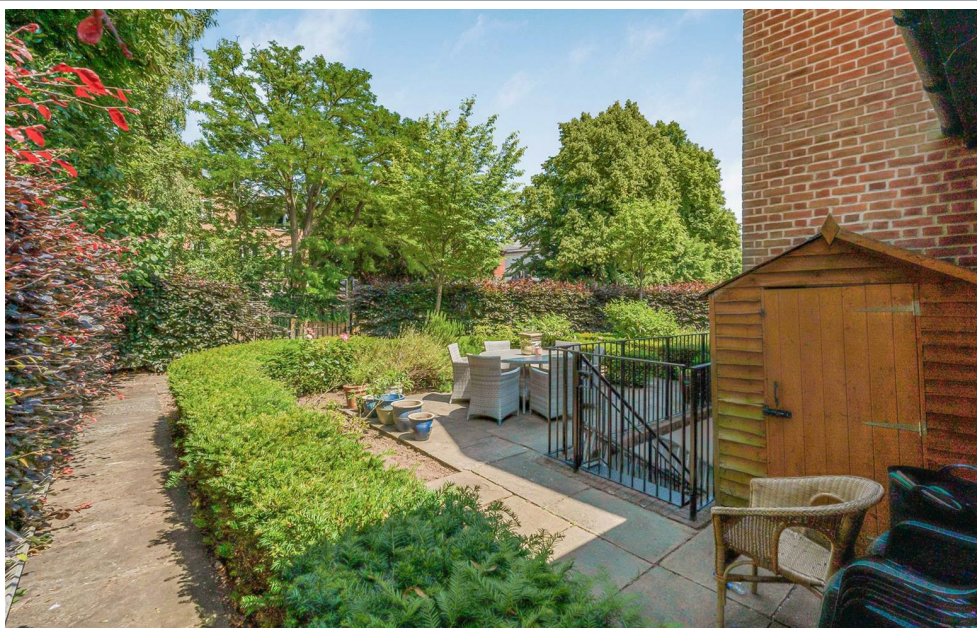
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

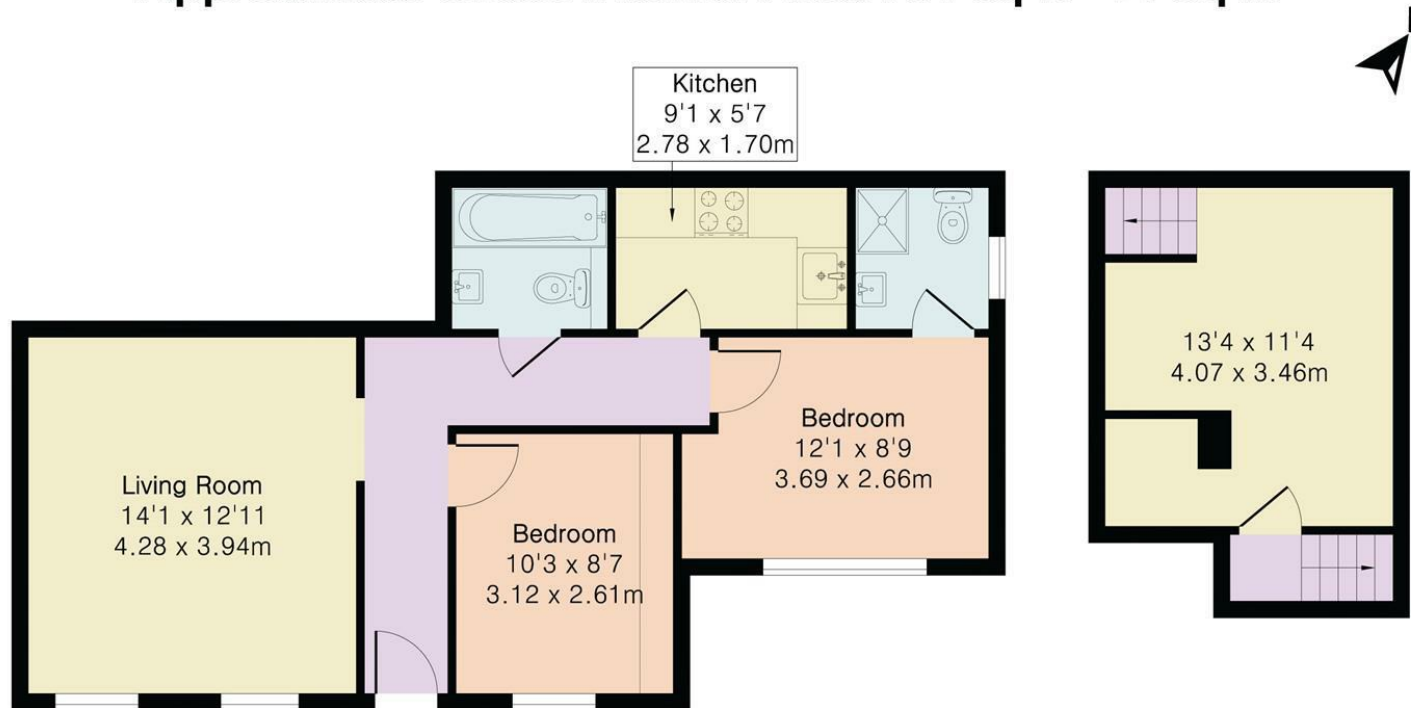


70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 761 sq ft - 71 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.



stevenoates.com