

Queens Road, Hertford, SG13 8AZ

£1,375,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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www.vanessamccallumestates.co.uk



We are delighted to offer for sale this handsome and deceptively spacious 5/6 bedroom. 3 bathroom semi-detached Victorian home in arguably one of Hertford's finest addresses. With over 3,100 sq ft of accommodation over 4 floors this property has retained many of it's original features and benefits from tall ceilings and generous proportioned room sizes. On the ground floor there is a wonderful living room, spacious kitchen/breakfast room which opens into a glazed garden room. There are also 2 x studios with independent access which could provide you with extra income or could be converted into more living accommodation. The first floor space is vast and has versatile accommodation. The pretty south/west facing rear garden is approx. 80ft in length. There is a private driveway also. This is a property that only be viewed internally to be fully appreciated.

- SPACIOUS 5/6 BEDROOM SEMI DETACHED VICTORIAN HOME
- OVER 3,100 SQ FT OF ACCOMMODATION OVER 4 FLOORS
- RETAINED MANY ORIGINAL FEATURES
- TALL CEILINGS & GENEROUS ROOM SIZES
- SPACIOUS KITCHEN/DINNER WITH GARDEN ROOM
- 3 BATHROOMS
- 2 X STUDIOS WITH INDEPENDENT ACCESS
- VAST VERSATILE ACCOMMODATION
- PRETTY 80FT SOUTH/WEST REAR GARDEN
- PRIVATE DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/ DINER- with garden room
2 SELF CONTAINED STUDIOS with own access and kitchenette and shower room

1ST FLOOR

4 BEDROOMS -one with a walk-in wardrobe
FAMILY BATHROOM
ADDITIONAL TOILET

2ND FLOOR

2 BEDROOMS

BASEMENT

UTILITY ROOM/STORAGE AREA

80FT SOUTH/WEST FACING REAR GARDEN
PRIVATE DRIVEWAY

LOCATION

Queens Road has been recognised for years and one of the town's most sought after residential roads. It is only a short walk 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 situated for Hertford's favoured SG13 schooling for all ages including Abel Smith JMI, Simon Balle and Richard Hale.

LOCAL AUTHORITY

East Hertfordshire

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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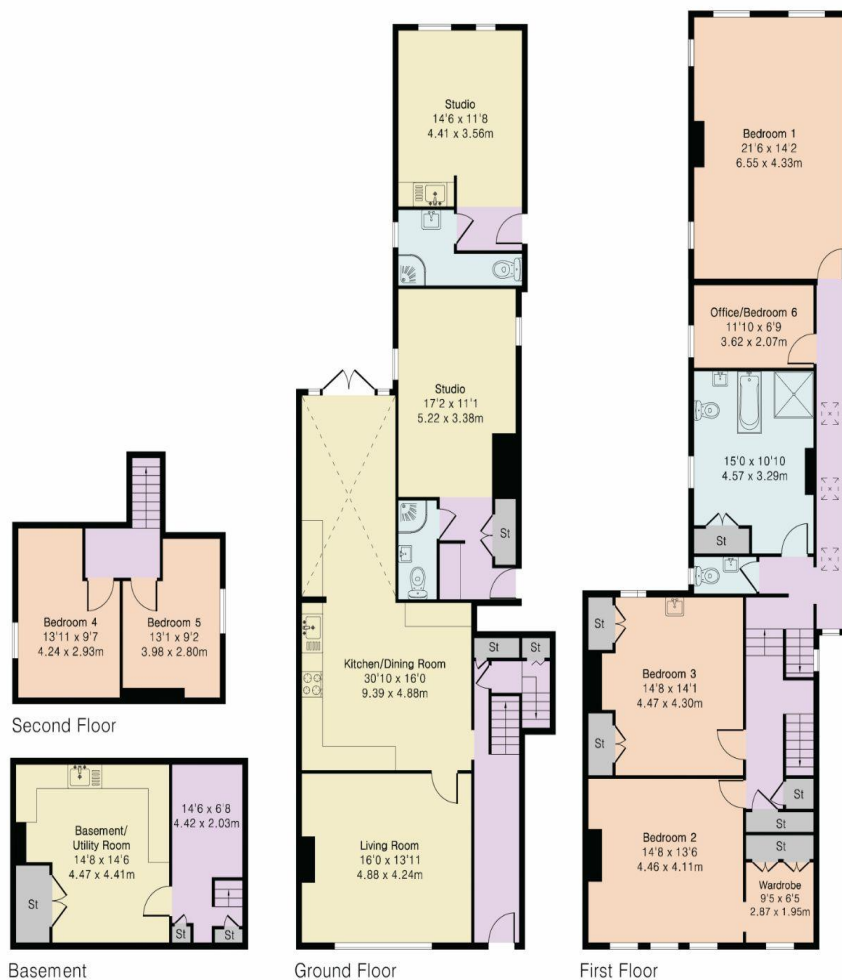
Approximate Gross Internal Area 3148 sq ft - 293 sq m

Basement Area 314 sq ft – 29 sq m

Ground Floor Area 1270 sq ft – 118 sq m

First Floor Area 1289 sq ft – 120 sq m

Second Floor Area 275 sq ft – 26 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

