



3, Morgans Road, Hertford  
SG13 8BS

Guide Price £1,195,000



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## Queenshill Cottage, 3 Morgans Road, Hertford, Hertfordshire, SG13 8BS

An exceptional period family home located within one of Hertford's premier residential roads. The beautifully presented and extended accommodation comprises of an entrance hall, downstairs wc/utility room, a large open plan living space comprises of a sitting room and a large kitchen/diner. In addition, on the ground floor there is another separate living room. Within the basement, there is a study and useful storage spaces. On the first floor, there are 3 double bedrooms, a large family bathroom & an en-suite shower room. The rear garden is a good size and to the front, there is driveway parking and an attached locked bike store.

The property is located within one of Hertford's most exclusive residential roads, nestled amongst Hertford's leafy southside. This excellent period home offers convenient access to Hertford town centre which offers a wide choice of shops and restaurants, whilst the favoured SG13 schooling is also close by.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





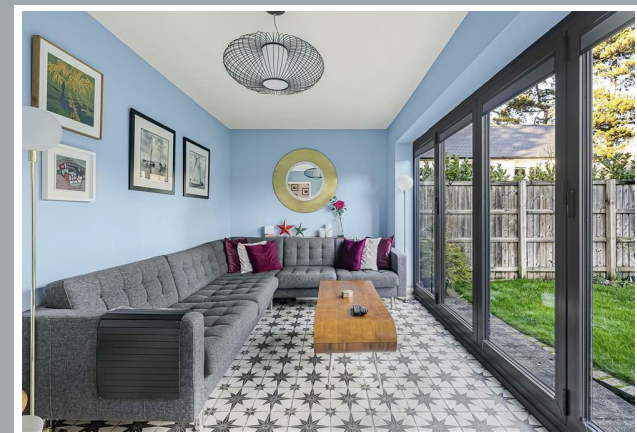
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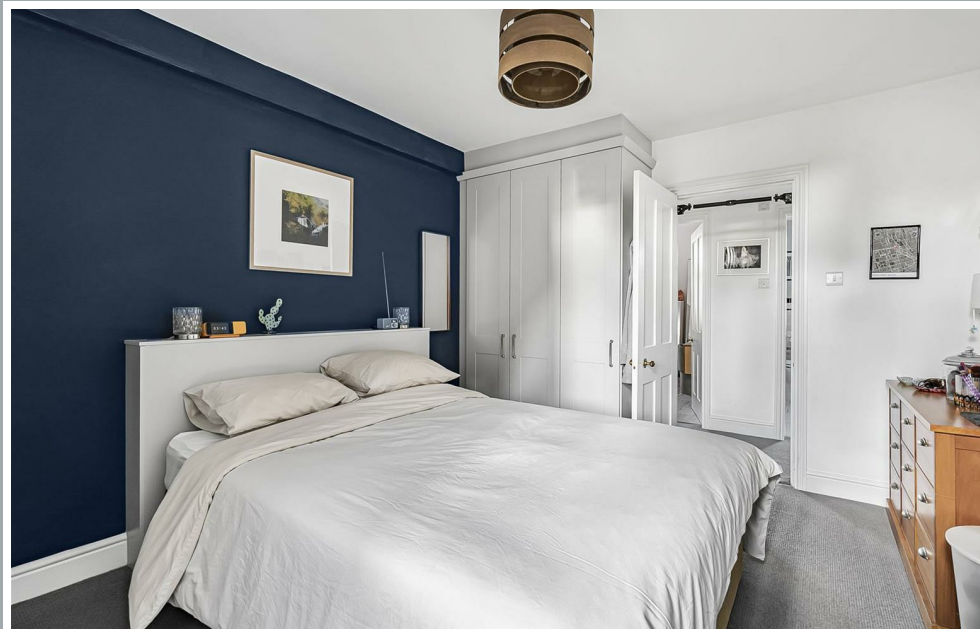
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Approximate Gross Internal Area 1969 sq ft – 183 sq m  
 Basement Area 295 sq ft – 27 sq m  
 Ground Floor Area 1001 sq ft – 93 sq m  
 First Floor Area 673 sq ft – 63 sq m



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.



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