



23A, Raynham Street, Hertford

SG13 7DE

Offers In Excess Of £535,000



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## 23A Raynham Street, Hertford, Herts, SG13 7DE

**\*\*OFFERED CHAIN FREE\*\***

Steven Oates are pleased to offer this outstanding two-bedroom Victorian home which has been extended and modernised to a high specification in recent years. Situated on this extremely popular residential street, this home is only a short distance away from Hertford Town Centre & Hertford East Train Station making it a popular choice for commuters. As you step inside, you are welcomed in through the entrance hallway which benefits from a useful downstairs toilet. Just off the hallway, there is a great size separate living room, whilst the heart of the home is undoubtedly the impressive kitchen which forms part of this extended open plan space perfect for dining and entertaining guests, the beautiful 'crittall' style doors leads you outside to the garden. Upstairs, this home benefits from a well-appointed bathroom suite, a generous sized principal bedroom with fitted wardrobes and a second bedroom ideal for guests, young children or a home office space. Externally, the garden is definitely one of the standout features as it can be used for parking, or as beautiful outdoor area which seamlessly flows from kitchen perfect for enjoying the warmer months.

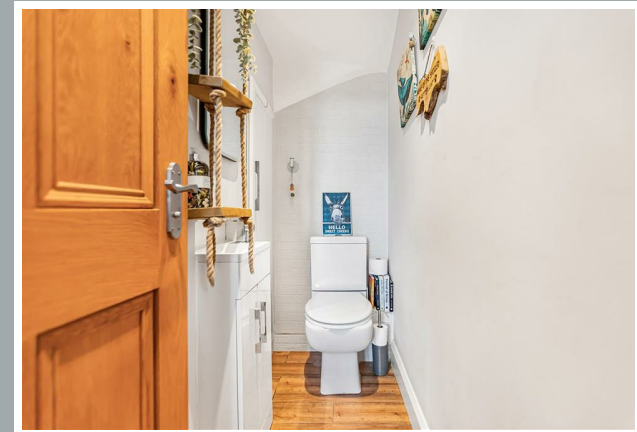
Located on the popular east side of town, the property is only a short distance from both Hertford town centre and Hertford East mainline station which serves London's Liverpool Street. This excellent character home is also conveniently located for Hertford's favoured SG13 primary and secondary schooling.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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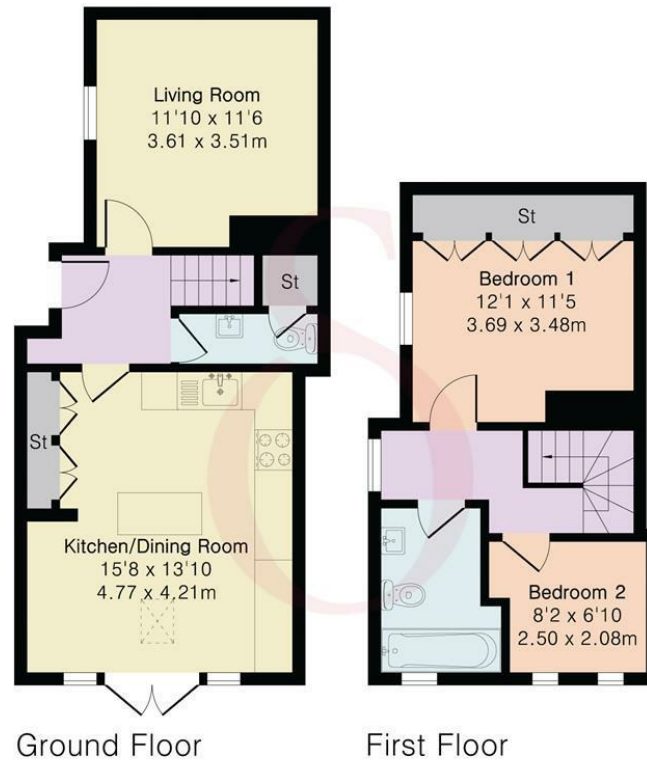


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**Approximate Gross Internal Area 753 sq ft - 70 sq m**

Ground Floor Area 441 sq ft – 41 sq m

First Floor Area 312 sq ft – 29 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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