



5, Bayley Hall Mews, Hertford

SG14 1XH

Price Guide £425,000



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## 5 Bayley Hall Mews, Queens Road, Hertford, Herts, SG14 1XH

**\*\*CHAIN FREE AND PRICED TO SELL\*\*** Ideally located in the heart of the town centre, this two-bedroom mid-terrace house forms part of a secure gated development and offers well-proportioned accommodation arranged over two floors. Measuring approximately 686 sq. ft., the property features a spacious 19ft lounge/diner and a modern fitted kitchen. Upstairs, there are two generous double bedrooms with vaulted ceiling and a contemporary family bathroom. Externally, the home benefits from an allocated gated parking, a communal garden area and communal store room, and a useful loft storage facility. No maintenance fees.

This superb property is situated down a quiet dead end lane at the very centre of the popular and bustling town of Hertford. Hertford has a very good range of facilities, all within a short walk, including shops, schools, sports clubs, the castle grounds (ideal for summer picnics), Hartham Common (with swimming pool, tennis courts) and also has many excellent restaurants and a lively night life.

Hertford is surrounded by pretty countryside and is popular with commuters due to its excellent transport links with two railway stations providing regular services to London (Kings Cross and Liverpool Street) in around 40-50 minutes - Hertford East is a five minute walk from the property and Hertford North is only ten minutes so it could hardly be more convenient.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



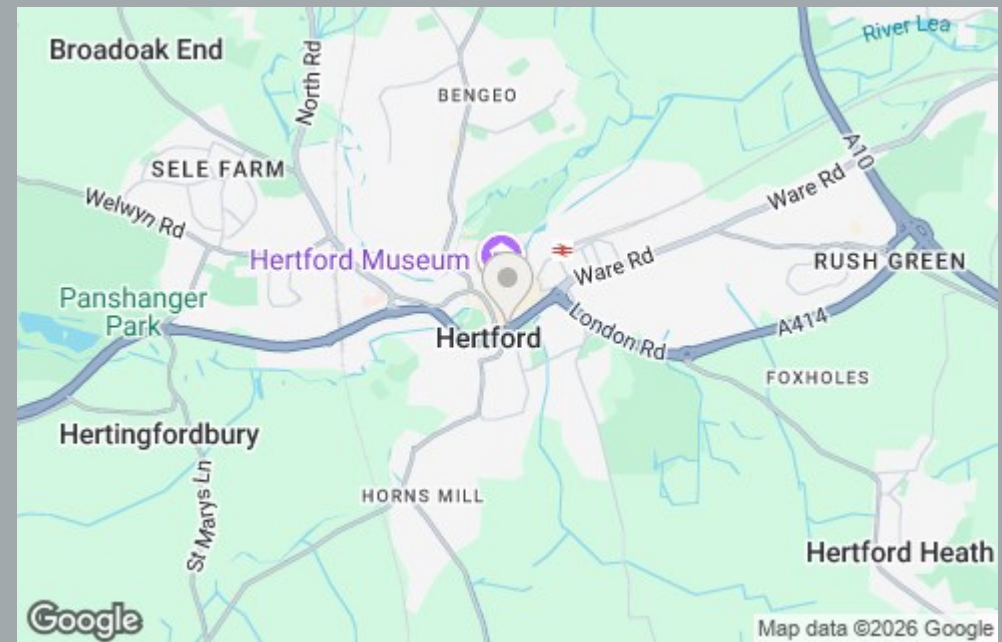
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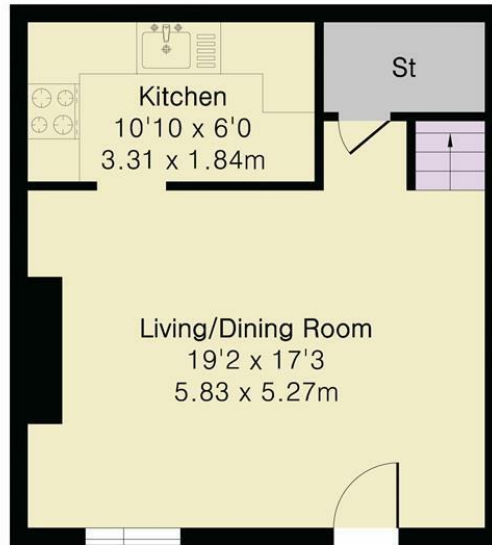


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**Approximate Gross Internal Area 686 sq ft - 64 sq m**

Ground Floor Area 331 sq ft – 31 sq m

First Floor Area 355 sq ft – 33 sq m



Ground Floor



First Floor



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.



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.



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