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A better home  
moving experience



11A Morgans Road  
Hertford, SG13 8BS

**Price Guide £925,000**



# 11A Morgans Road

Hertford, SG13 8BS

This three/four-bedroom detached home is situated in a premium and highly sought-after location on the south side of Hertford, well regarded for its excellent access to favoured local schooling. Offered chain free, the property presents a rare opportunity to acquire a well-maintained home with significant potential to enhance and personalise.

The accommodation has been well looked after, while offering scope for modernisation to suit individual tastes. The ground floor features a spacious 22' living room, complemented by a separate dining room, ideal for both everyday family living and entertaining. In addition, there is a versatile ground floor office/playroom/bedroom four, along with a convenient cloakroom.

Upstairs, the first floor provides three well-proportioned bedrooms served by a bath and shower room, offering practical family accommodation.

Externally, the property enjoys an approximately 52' private and mature rear garden, providing a peaceful and well-established outdoor space. To the front, a garage and driveway offer ample off-street parking.

Located in one of Hertford's most desirable residential areas, this home combines location, space and potential, making it an excellent opportunity for buyers seeking a long-term family home in a prime setting





- Three/Four bedroom detached family house
- Offered chain free
- Highly sought after location on the south side of Hetford
- Within access to favoured local schooling
- Spacious 22' living room with separate dining room
- Ground floor office/playroom/bedroom four
- First floor bath and shower room and ground floor cloakroom
- Approx 52' private and mature garden to rear
- Garage and driveway providing ample off street parking



## Floor Plan



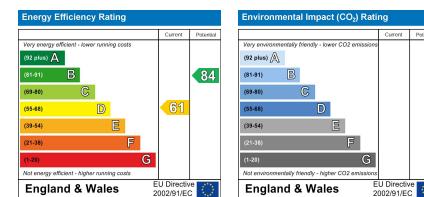
Approximate Gross Internal Area  
122.0 sq m / 1313.19 sq ft  
(Excludes Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

## Viewing

Please contact Shepherds of Hertford on 01992 551955  
if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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