



23, Old Cross, Hertford
SG14 1RE
Price Guide £800,000



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23 Old Cross, Hertford, Herts, SG14 1RE

A charming double fronted Grade II listed home with the addition of a commercial shop premises. This elegant home comprises of an entrance hall leading to a kitchen/breakfast room which in turn opens into a dining/sitting room and a utility, whilst there is also a boot room and downstairs shower room. In addition to this, there is a large fully converted basement room. On the first floor, there is a dual aspect living room, two bedrooms and a bathroom, whilst on the second floor, there are 2 further bedrooms. Externally, the rear gardens are an unusually good size for a town centre location measure approximately 80ft x 20ft, offer a pleasant south westerly aspect.

The property is located within the heart of Hertford's town centre, only a short stroll from the many shops, restaurants and coffee shops, along with the newly regenerated Beam cinema and theatre. Hartham Common is also a very short distance away providing beautiful green space and riverside walks. Both Hertford North and Hertford East train stations are close by providing direct services to London's Liverpool Street, Moorgate and Kings Cross.



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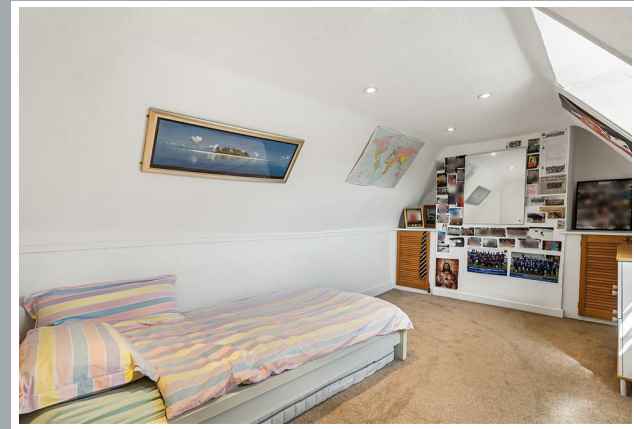
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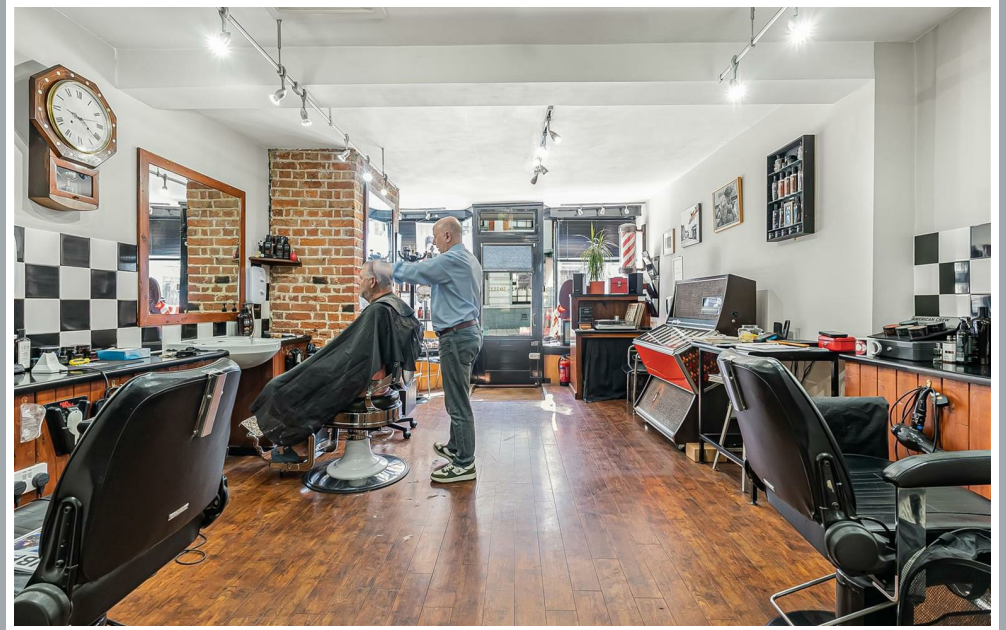
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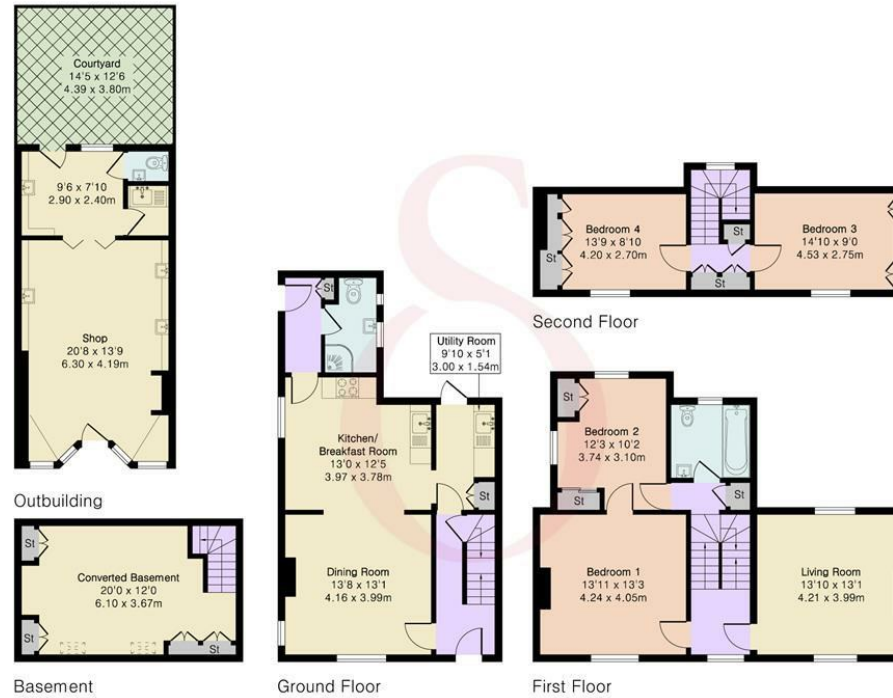
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**Approximate Gross Internal Area 1773 sq ft - 165 sq m
(Excluding Outbuilding)**

Basement Area 241 sq ft – 22 sq m
 Ground Floor Area 559 sq ft – 52 sq m
 First Floor Area 655 sq ft – 61 sq m
 Second Floor Area 318 sq ft – 30 sq m
 Outbuilding Area 388 sq ft – 36 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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