



12, West Street, Hertford
SG13 8EX

Guide Price £1,895,000



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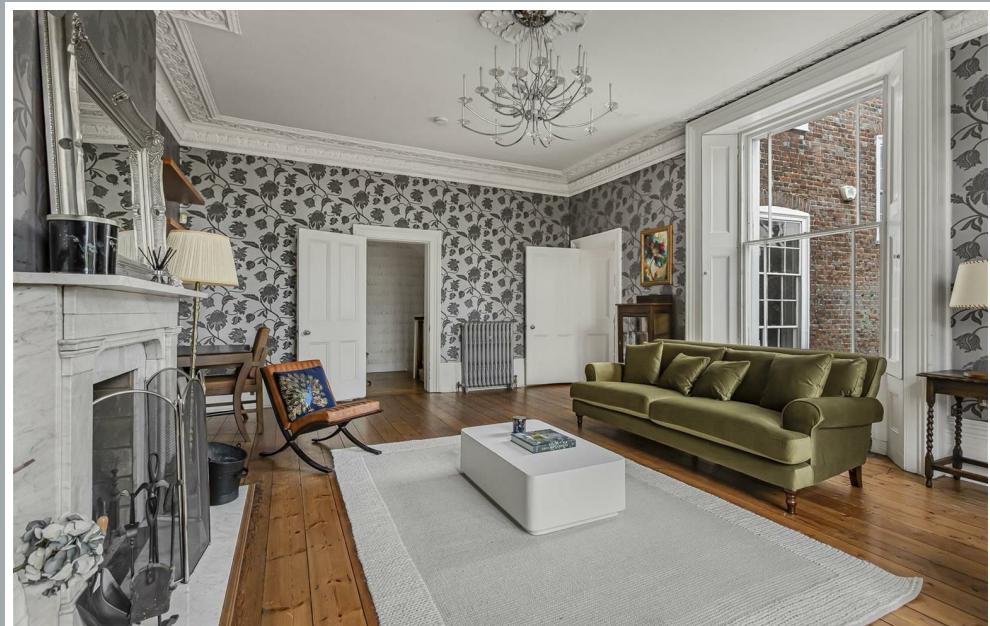
Squires House, 12 West Street, Hertford, Herts, SG13 8EX

A truly outstanding example of a handsome Grade II listed Georgian townhouse, ideally situated within a short walk of Hertford town centre. Extending to approximately 4,335 sq ft across four elegant floors, this stylish and versatile home has been meticulously renovated to a high standard while sympathetically preserving its original period character and features. One of the standout features of this remarkable property is the beautifully landscaped garden, which extends to just under 0.4 acres. Designed for both relaxation and entertaining, it boasts multiple outdoor areas including a large sun terrace, an impressive outdoor kitchen, and a decked seating area positioned alongside a tranquil stretch of the River Lea, all enjoying a sunny aspect and high degree of seclusion. Additional benefits include a detached double garage with EV charging facilities and a substantial original outhouse offering further storage or potential for conversion (STPP). Offered chain-free, internal viewing is highly recommended to fully appreciate the quality and charm of this exceptional home.

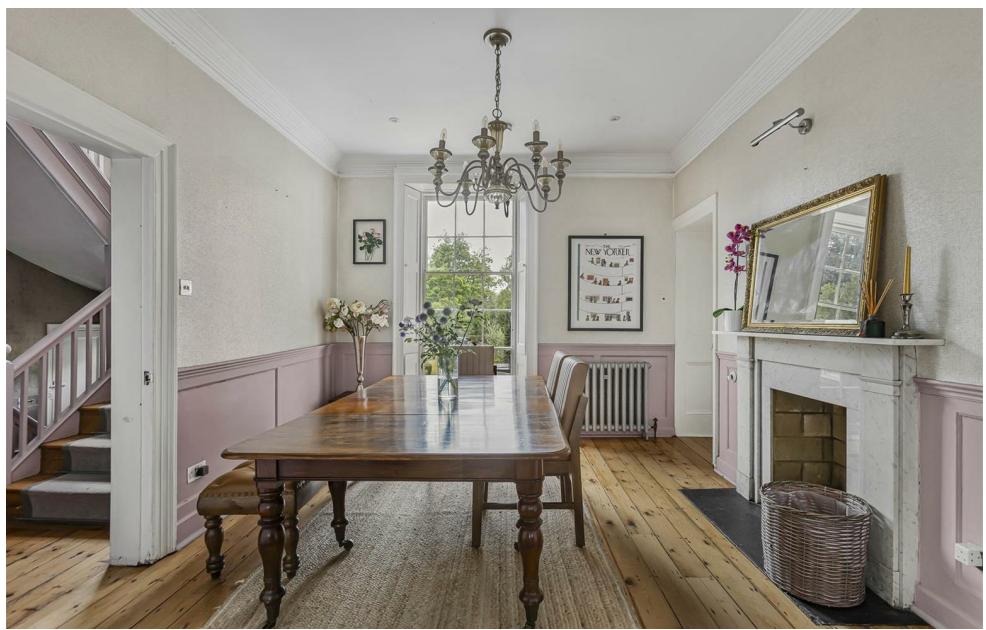
The property is located within an idyllic position on the highly sought after residential road of West Street. West Street is one of the oldest roads in Hertford comprising of an attractive array of period homes creating a pretty street scene and also includes a quiet, yet popular pub, The Black Horse. Hertford town centre is at one end of the street, offering an excellent choice of shops and restaurants, whilst towards the other end are beautiful countryside walks. For schooling, all of Hertford's excellent schools are close by for all ages.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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Approximate Gross Internal Area 4335 sq ft – 403 sq m

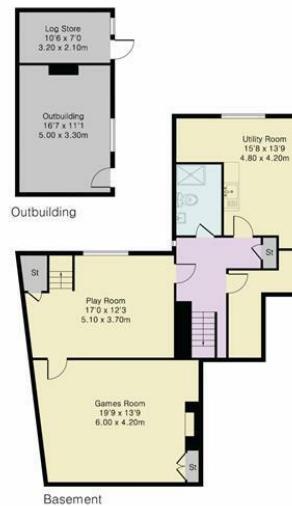
Basment Area 1028 sq ft – 96 sq m

Ground Floor Area 1085 sq ft – 101 sq m

First Floor Area 1219 sq ft – 113 sq m

Second Floor Area 753 sq ft – 70 sq m

Outbuilding Area 250 sq ft – 23 sq m



PINK PLAN

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 practice. 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.



Steven Oates

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