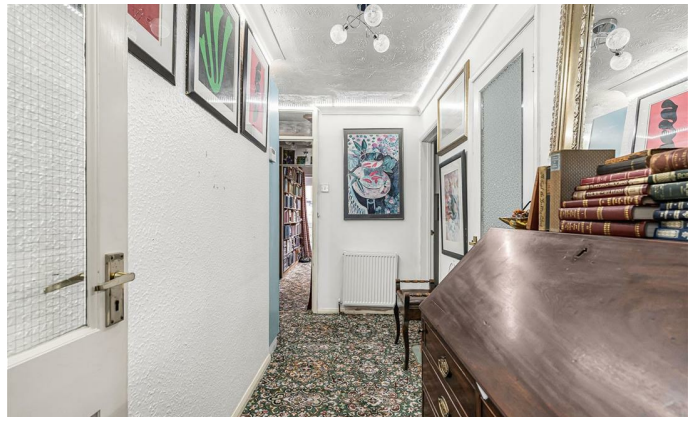


29, The Ridings, Hertford
SG14 2AP
Price Guide £550,000

stevenoates.com







29 The Ridings, Hertford, Herts, SG14 2AP

This four-bedroom home offers a rare opportunity to acquire a property with tremendous potential, featuring a superb balcony with stunning, uninterrupted views across the River Mimram, with open grazing fields and woodland beyond. The surrounding landscape attracts a rich variety of wildlife, creating an appealing natural outlook. The property benefits from double glazing and includes an 18ft living/dining room with sliding doors opening onto an impressive 25ft balcony, perfectly positioned to make the most of the exceptional views, a 14ft kitchen, four bedrooms, a ground-floor bathroom and a separate WC. Externally, the property enjoys gardens extending to approximately 40ft, together with a garage situated en bloc. This house sits in a pleasant position within a no-through road on the western side of Hertford, conveniently located within walking distance of Hertford North railway station and Hertford town centre. For the commuter, their is a fast and regular service to London and Stevenage and the road links are also excellent with quick access via the A414 to either the A1 or the A10 both leading to the M25. The property offers scope for modernisation and improvement, this is an exciting opportunity for buyers seeking a home with outstanding views and the potential to create a property tailored to their own requirements.

This house sits in a pleasant cul-de-sac location, towards the edge of Hertford, yet is still only a short distance away from Hertford North railway station and town centre. The road links are also excellent with the A10 leading to the M25, and the A414 heading to the A1. Hertford town has very good shopping, restaurants and other facilities and there is further shopping close by at Hatfield's Galleria and Welwyn Garden City. For the commuter, Hertford North Train Station is only (0.7m) away and the town centre is (0.8m) away.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY









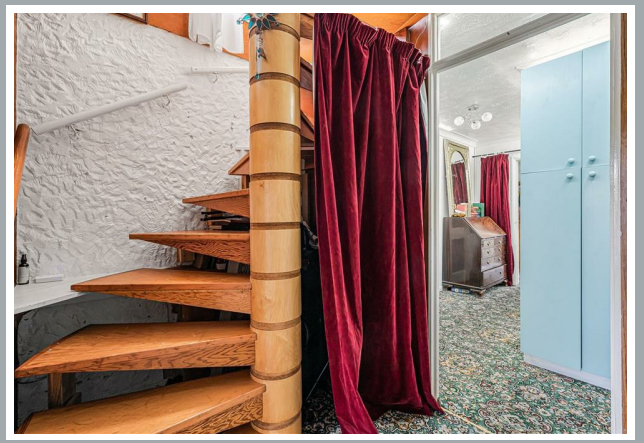
70 Fore Street, Hertford, Hertfordshire, SG14 1BY











70 Fore Street, Hertford, Hertfordshire, SG14 1BY











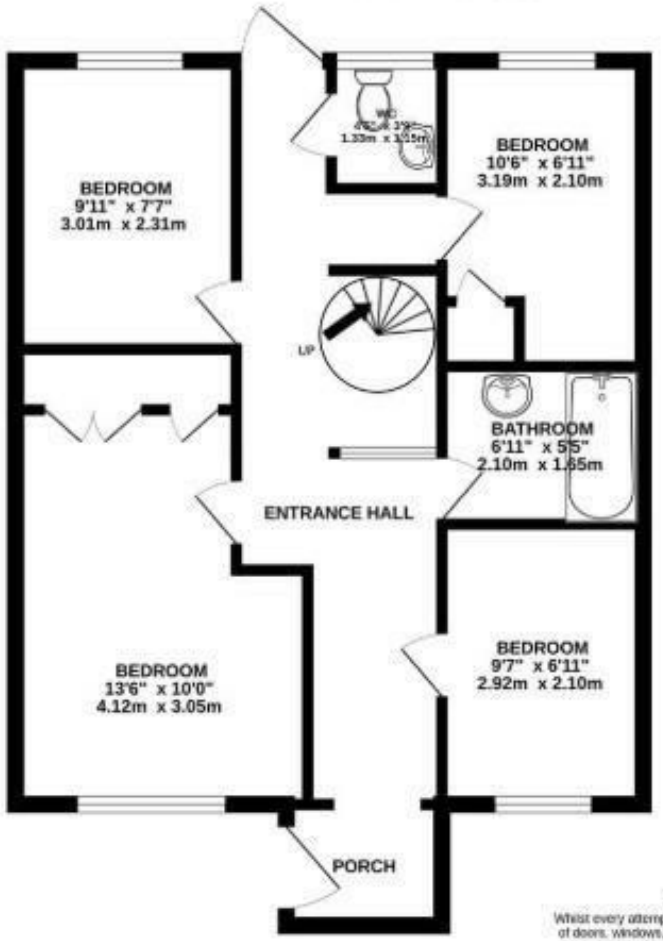




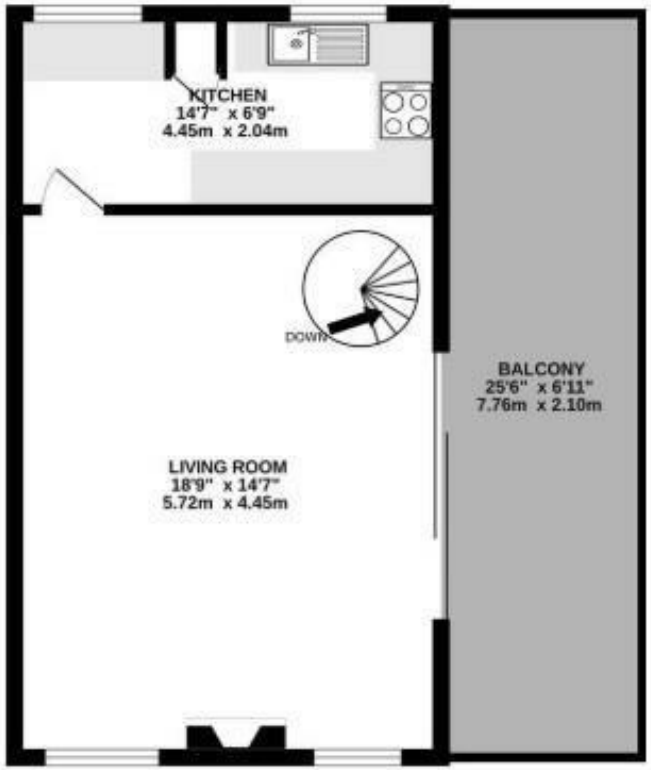


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

stevenoates.com