



112, Railway Street, Hertford  
SG13 7BN

Offers In Excess Of £650,000



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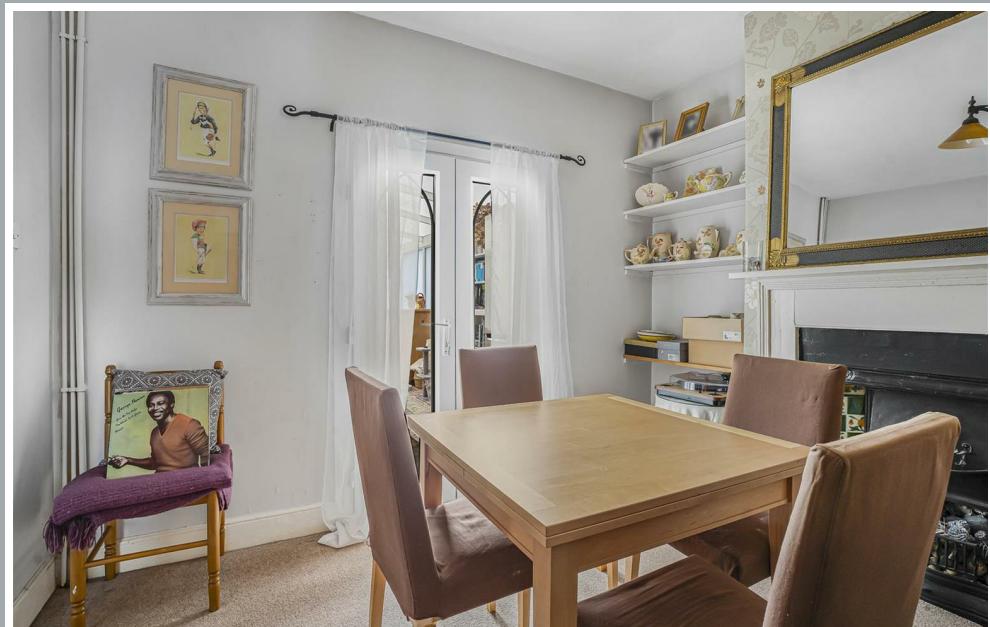
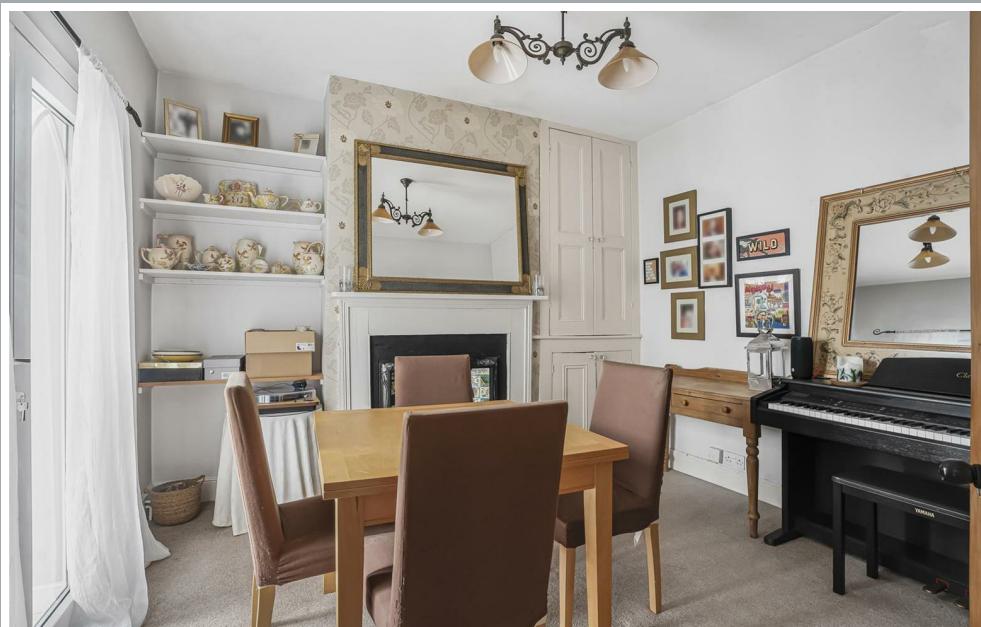
## 112 Railway Street, Hertford, Herts, SG13 7BN

Steven Oates are pleased to offer for sale this well presented three bedroom character house believed to date Circa 1910, situated within a short walk to Hertford Town centres multiple facilities, parks and transport links into Central London. The property is arranged over three levels and comprises of an entrance hallway, bay fronted lounge with log burner, dining room, modern kitchen leading to a spacious conservatory and utility area. There is a useful basement room on the lower ground floor. On the first floor there are two double bedrooms with a further single bedroom and large bathroom. Externally, there is on street permit parking. To the rear garden, there is a sunny South facing rear garden which is mostly laid to lawn with shrub borders.

Railway Street is an attractive predominantly Victorian street, on the eastern outskirts of the town centre. All of Hertford's many amenities are therefore closeby including Hartham Common, a choice of private and public gyms and both Hertford North and Herford East train stations providing fast and regular services to London. The town centre offers a wide variety of shops, restaurants, whilst the property also sits within a prime school catchment for all ages.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

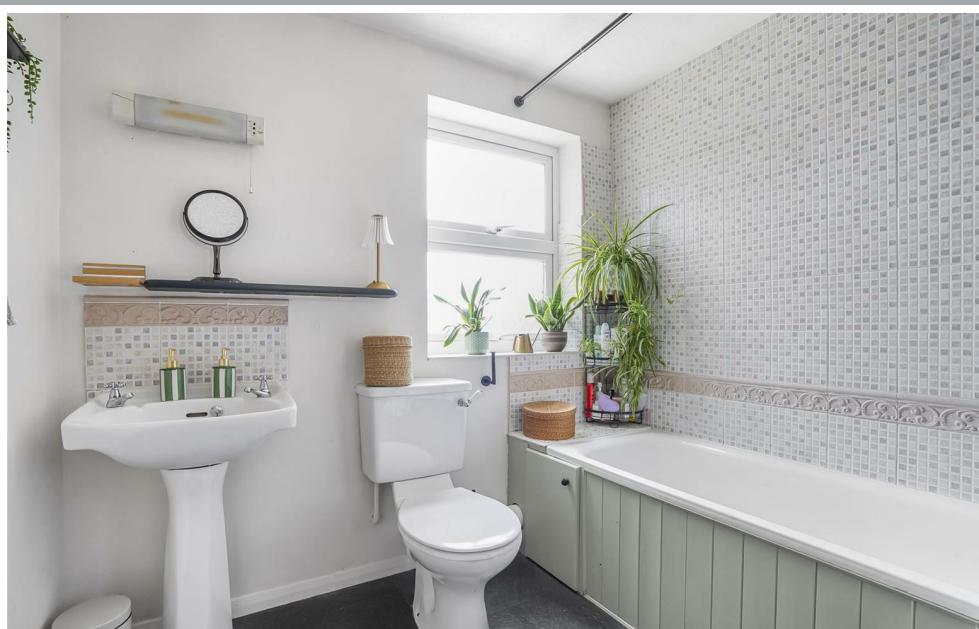
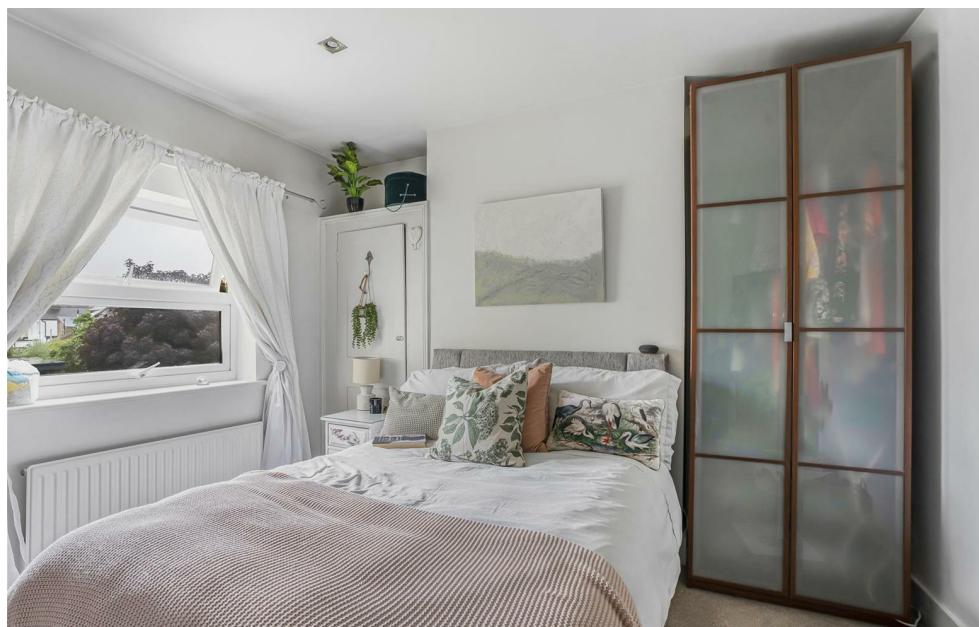


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## Approximate Gross Internal Area 1333 sq ft - 124 sq m

Basement Area 174 sq ft - 16 sq m

Ground Floor Area 694 sq ft - 65 sq m

First Floor Area 465 sq ft - 43 sq m



PINK PLAN

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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