



12, Conrads Yard, Hertford
SG14 1QY
Guide Price £485,000



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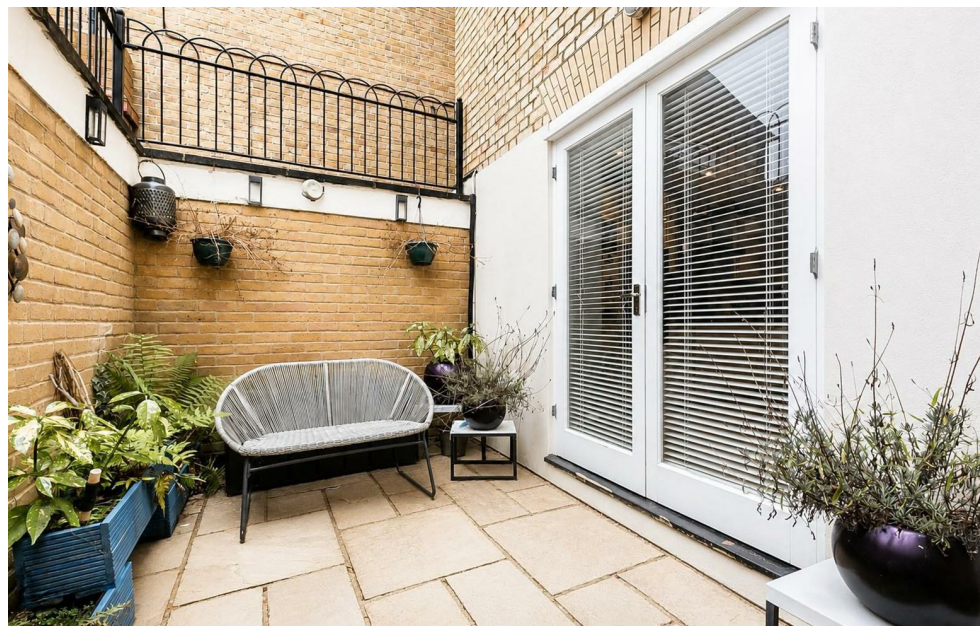
12 Conrads Yard, Cowbridge, Hertford, SG14 1QY

****CHAIN FREE**** This exceptional two-bedroom semi-detached home, perfectly positioned in one of Hertford's most desirable locations, just moments from the vibrant town centre and its excellent range of shops, restaurants, cafes, and transport links. Beautifully arranged over three spacious floors, this stylish and versatile property offers contemporary living throughout. Highlights include a guest cloakroom, a superb 23ft lounge filled with natural light, a separate utility room, and an impressive 26ft kitchen/dining room ideal for entertaining and modern family living. The property further benefits from two generous double bedrooms, attractive low-maintenance courtyard gardens to both the front and rear, and an allocated parking space. Offered to the market with no onward chain, this is a rare opportunity to acquire a superb home in a prime central location.

Conrads Yard is located within a prime position, only a short distance from Hertford's thriving town centre. Both mainline train stations are within similar distances with Hertford North providing fast services to London's Finsbury Park, Moorgate and Kings Cross, whilst Hertford East runs directly to Tottenham Hale and Liverpool Street. Hartham Common is a short walkaway providing an excellent green space with riverside walks, a active tennis club and Hartham Swimming Pool & Gym.



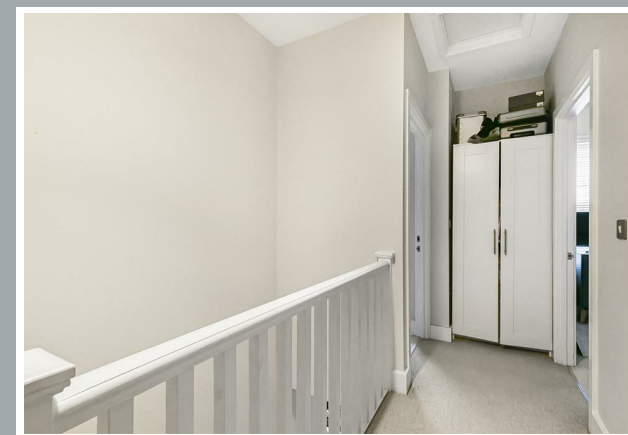
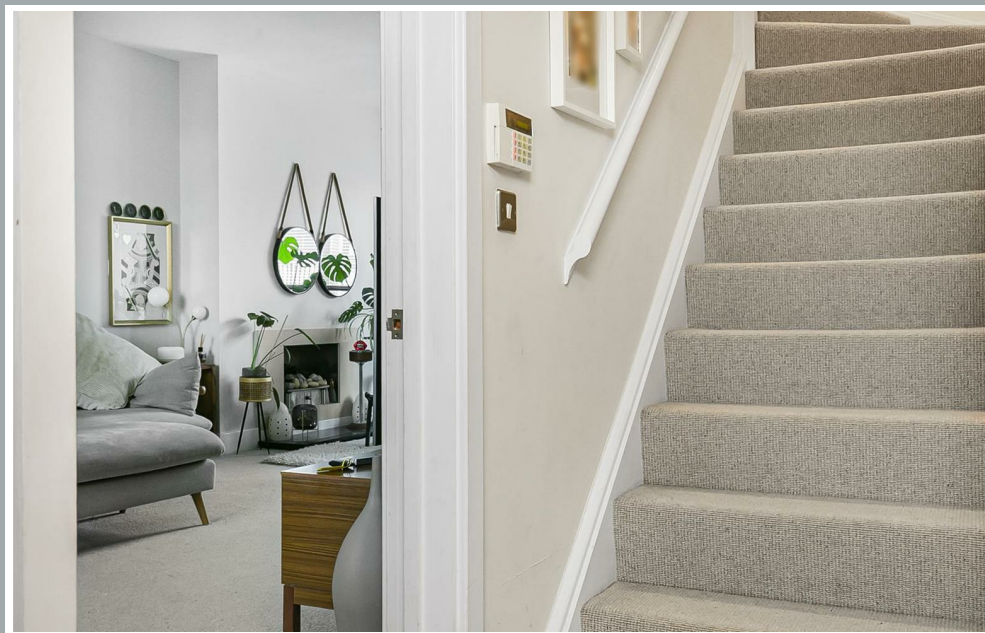
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



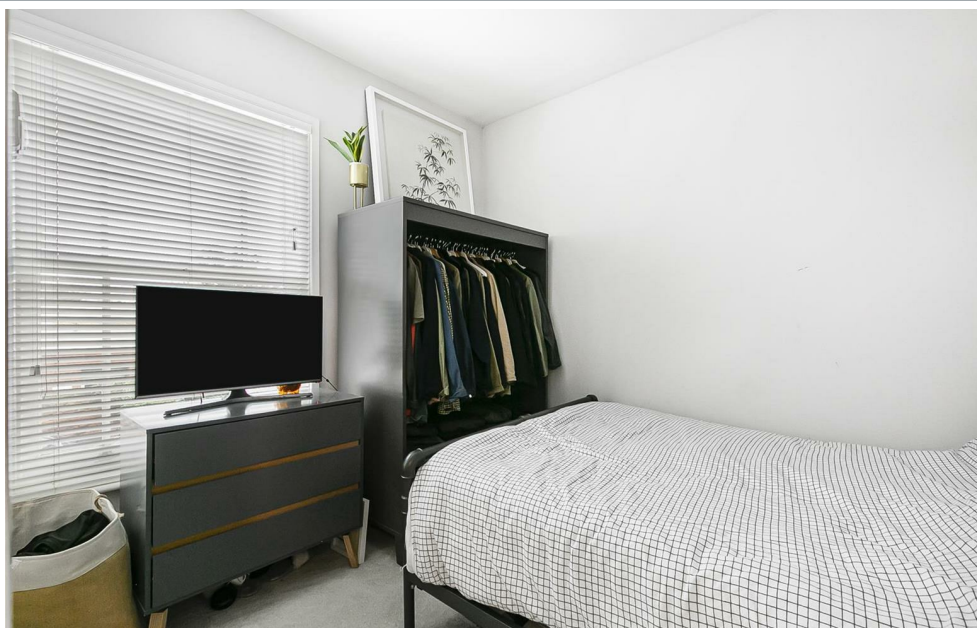
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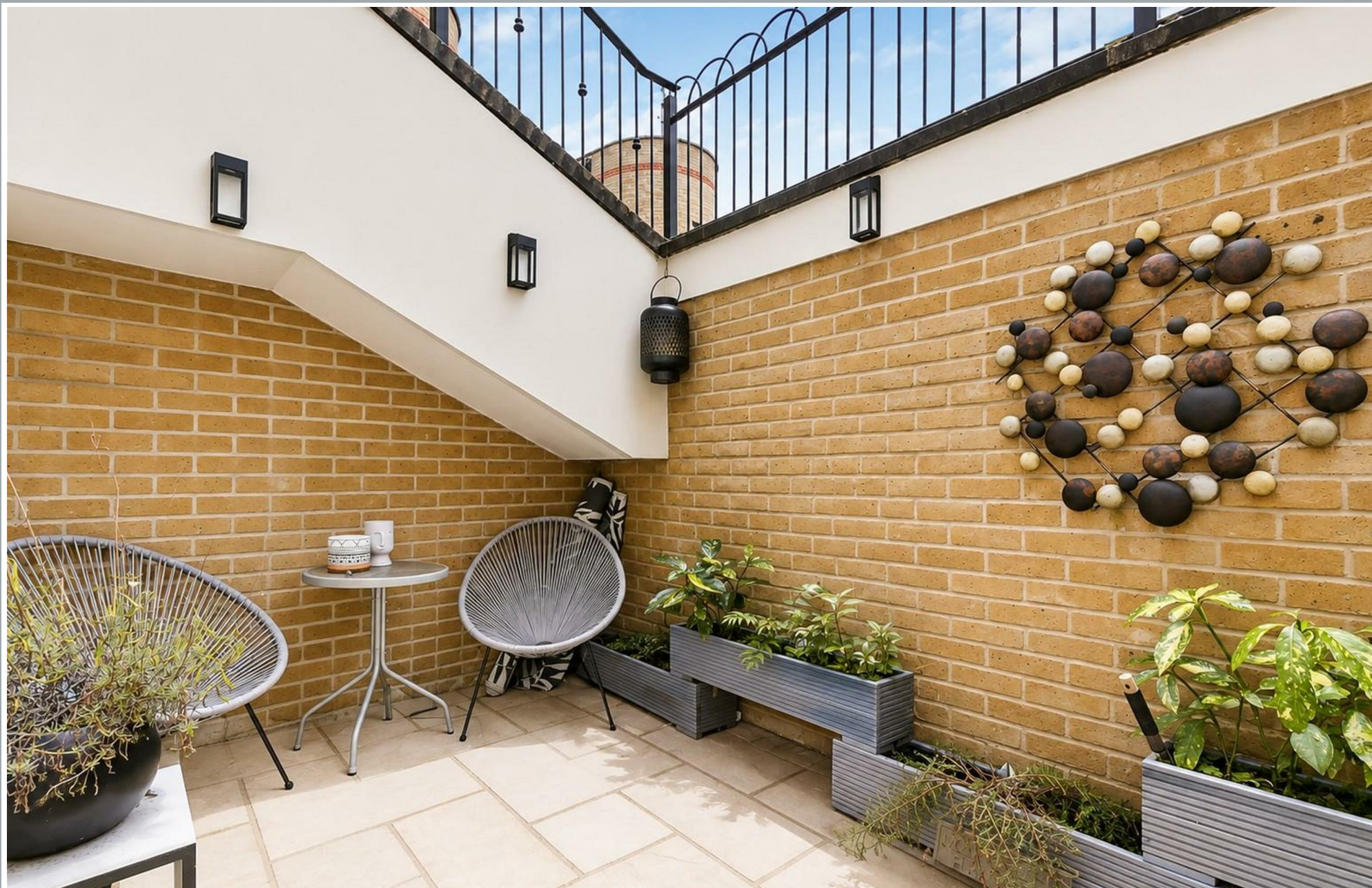
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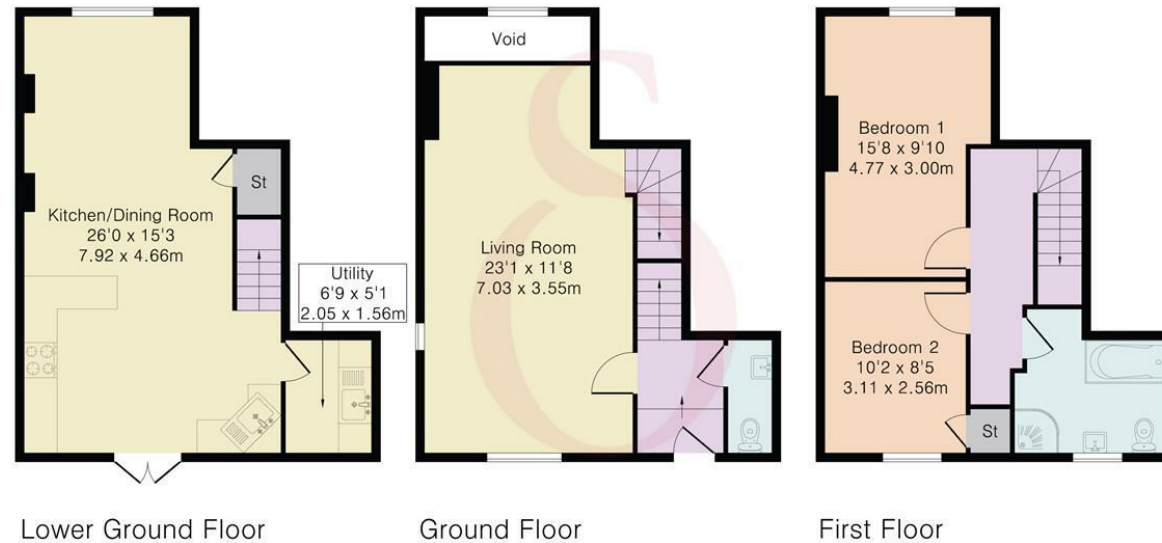
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Approximate Gross Internal Area 1144 sq ft - 106 sq m

Lower Ground Floor Area 391 sq ft – 36 sq m

Ground Floor Area 362 sq ft – 34 sq m

First Floor Area 391 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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