



77b, Fore Street, Hertford

SG14 1AL

Asking Price £475,000



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## 77b Fore Street, Hertford, Hertfordshire, SG14 1AL

Nestled in the heart of the county town of Hertford, this unique charming freehold two bedroom mews house is located in a tranquil, private and secure prestigious enclave off Fore Street, featuring electric entrance gates and a private courtyard. Meticulously transformed to an exceptional specification blending timeless elegance with cutting edge modernity, this classic mews property offers a versatile town centre lifestyle with private and sophisticated living. Accessing the property you are immediately greeted by an impressive and open plan living space, bathed in natural light, ideal for entertaining and creating a comfortable and inviting atmosphere with a layout encouraging interaction. The lateral layout is designed to maximise space and light, is complimented by stylish wooden floors and a bespoke kitchen comprising sleek cabinetry, ample granite work surfaces and quality integrated appliances. The ground floor further benefits from a separate luxurious guest cloakroom, generously fitted utility room and well appointed under stairs walk in storage. Gentle turning stairs convey you to the first floor landing enjoying natural light and comprising the principal suite with impressive en suite shower room, second double bedroom and well appointed luxury family bathroom. Externally, the property is well served by its own mature, landscaped, tranquil, private courtyard perfect for both entertaining and peaceful relaxation and exclusive off street parking.

The property offers a rare sense of calm but is just moments from the heart of the town, benefitting from close by retail and leisure amenities including, but not limited to, restaurants, boutique clothing stores, and the Hertford theatre. It is in close proximity to the British Rail stations of Hertford East (0.2 miles) and Hertford North (0.8 miles) which offer regular services to London Liverpool Street and Moorgate respectively. Hartham Common and the River Lea are within close proximity and offer ample leisure. Only an internal inspection will enable you to fully appreciate this wonderful, rare to the market property which seamlessly creates an opulent living experience with a focus on both private and social space





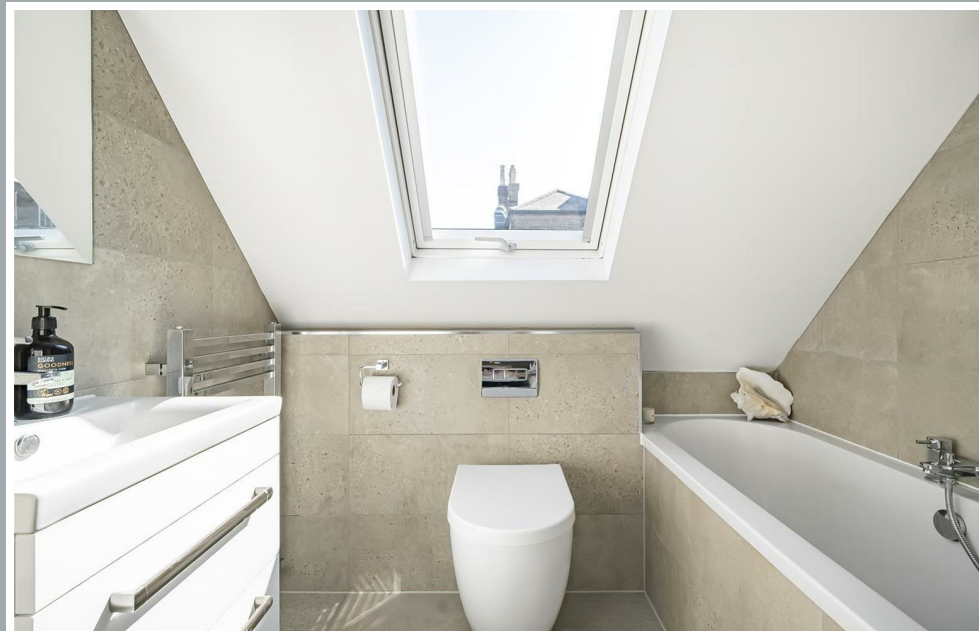
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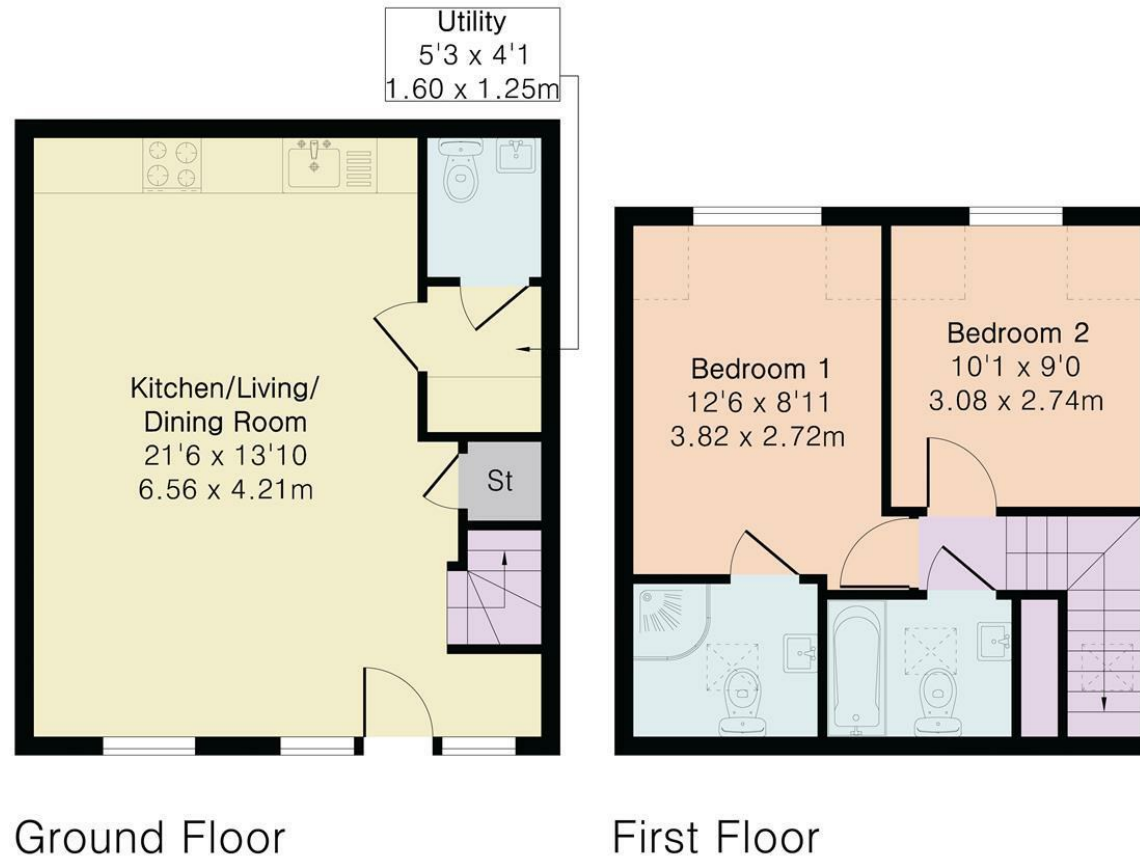
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## Approximate Gross Internal Area 727 sq ft - 67 sq m

Ground Floor Area 392 sq ft – 36 sq m

First Floor Area 335 sq ft – 31 sq m



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



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