



35, North Road, Hertford
SG14 1LN

Price Guide £2,000,000



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Crescent House, 35 North Road, Hertford, Herts, SG14 1LN

An exceptional example of a Regency townhouse which has undergone a complete renovation in recent years, yet retains most of its original elegance and features. The stylish accommodation which spans nearly 3500 sqft, comprises of a beautiful entrance hall, two principal reception rooms, a large family size kitchen across the back of the house and a separate utility room and downstairs wc. In addition to the main living space, the basement which benefits from natural light is set up as a cinema room. On the first floor, there are 3 large bedroom suites including 2 en-suite shower rooms and a spacious family bathroom. On the second floor, there are 2 double bedrooms and another bathroom. Externally, the walled gardens have been professionally landscaped with a number of entertaining spaces with a large hot tub and a detached studio/home office. A great feature of the house is the generous gated driveway providing ample parking.

Crescent House enjoys a highly convenient position in Hertford, ideally situated approximately equidistant between Hertford North railway station and the town's thriving centre. The location offers an excellent balance for commuters and those wishing to enjoy Hertford's vibrant amenities, with the station providing regular services towards London Moorgate, while the historic town centre offers an excellent selection of independent shops, cafés, restaurants, pubs and everyday conveniences. Hertford is also well regarded for its attractive riverside walks, green spaces and lively community atmosphere, making North Road a particularly appealing location for those seeking excellent transport connections alongside easy access to everything the county town has to offer.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

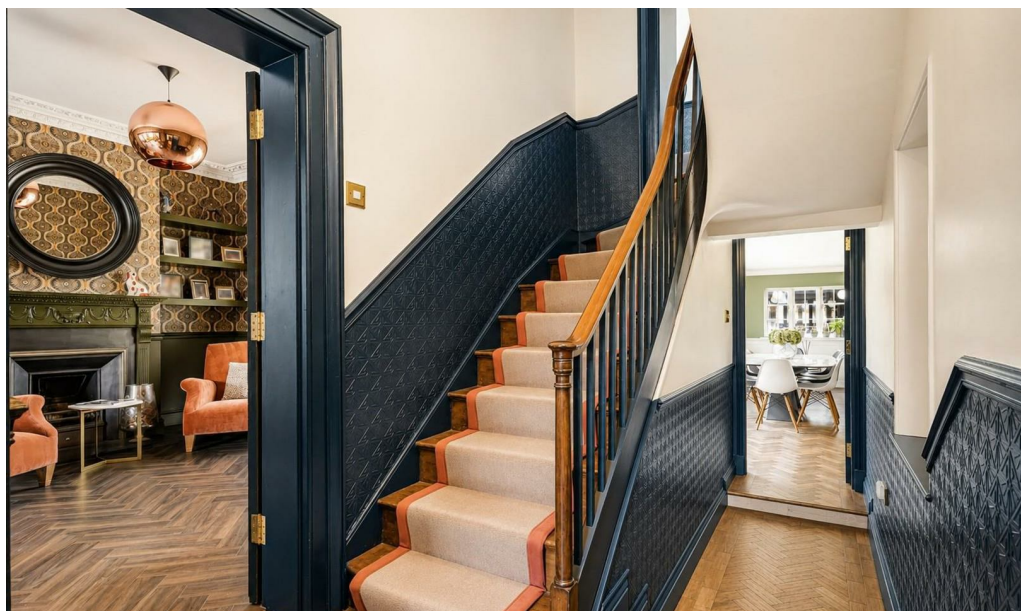


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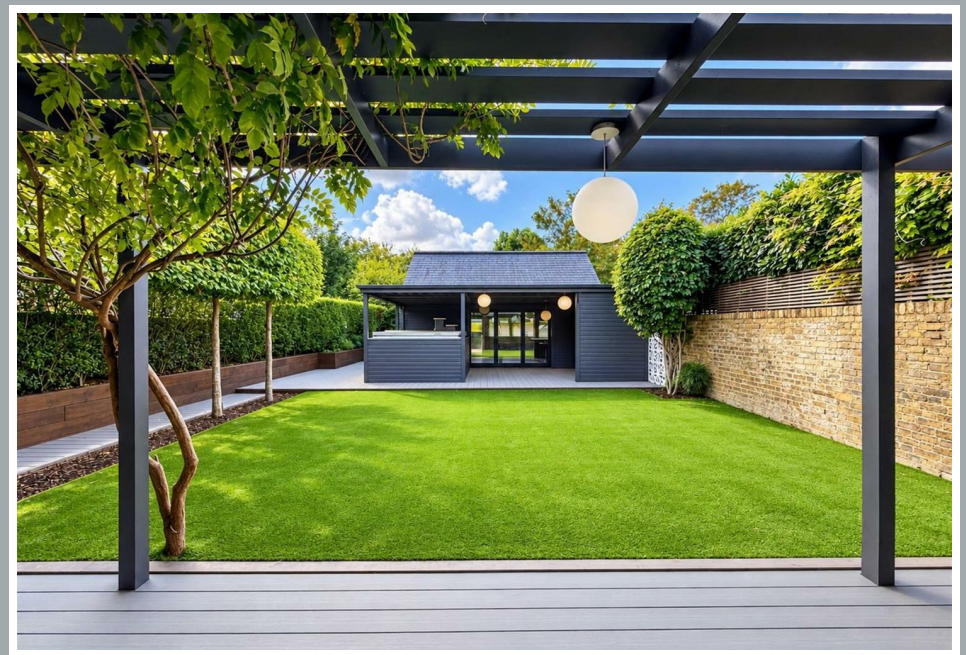


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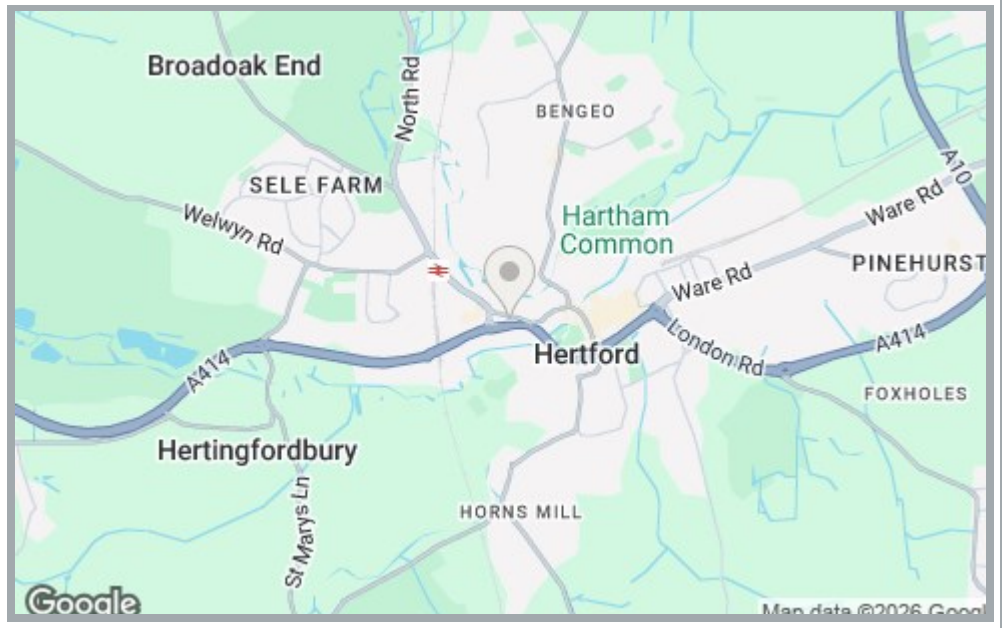


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Basement Area 343 sq ft - 32 sq m
Ground Floor Area 1458 sq ft - 135 sq m
First Floor Area 1089 sq ft - 101 sq m
Second Floor Area 538 sq ft - 50 sq m
Outbuilding Area 365 sq ft - 34 sq m



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