



11A, Morgans Road, Hertford  
SG13 8BS

Price Guide £895,000



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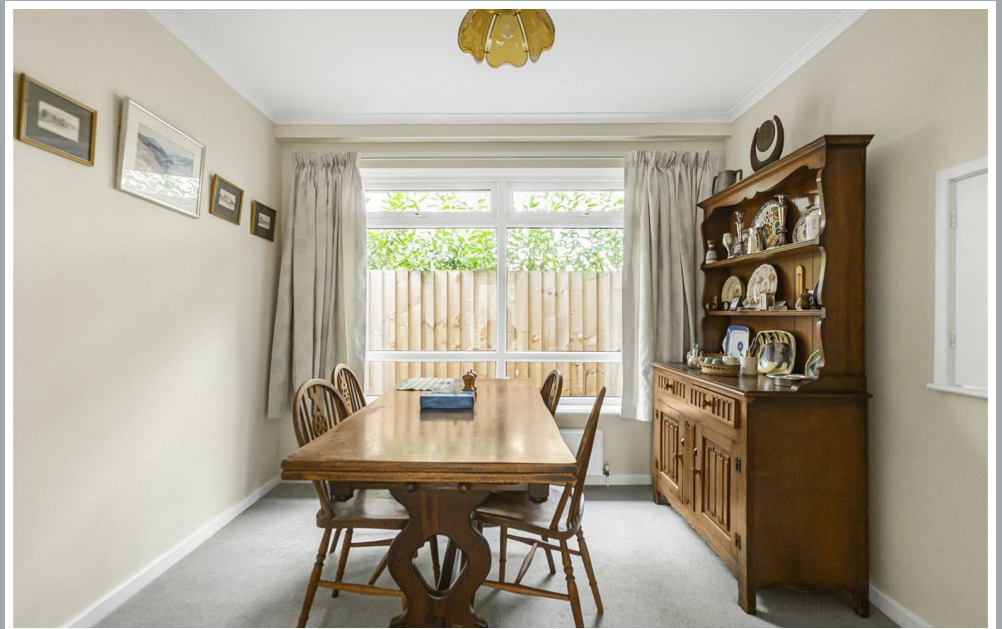
## 11A Morgans Road, Hertford, SG13 8BS

A detached 3/4 bedroom family home located in one of Hertford's most sought after residential road with close proximity to Hertford's favoured schooling and with generous ground floor accommodation, making this perfect for families and downsizers alike. The property's excellent ground floor accommodation includes an entrance hall with downstairs wc, living room, dining room and a office/bedroom, a kitchen/breakfast room, whilst on the first floor, there are 3 bedrooms and a family bathroom. Externally, there is a good size front garden with driveway parking leading to a detached single garage and attractive rear gardens. Chain Free!

Situated within Hertford's premier southside, Morgans Road has been recognised for years as one of the town's most sought after residential roads. The property is only a short stroll from Hertford town centre which provides an excellent choice of local shops, bars and restaurants, along with two mainline train stations which both offer frequent services to London. The property is also ideally located for Hertford's favoured SG13 schooling for all ages including Abel Smith JMI, Simon Balle and Richard Hale.



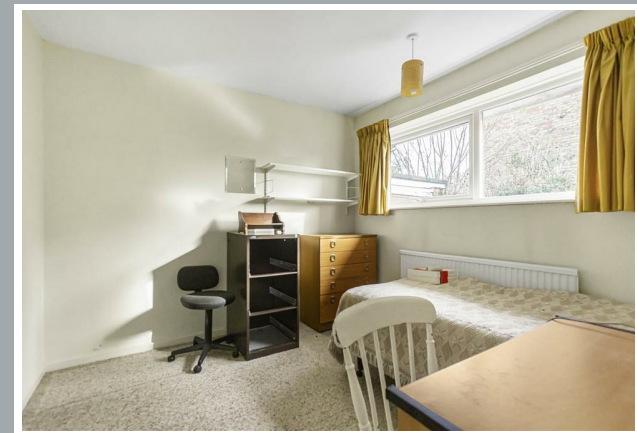
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Approximate Gross Internal Area 1312 sq ft – 122 sq m  
 Ground Floor Area 776 sq ft – 72 sq m  
 First Floor Area 536 sq ft – 50 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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