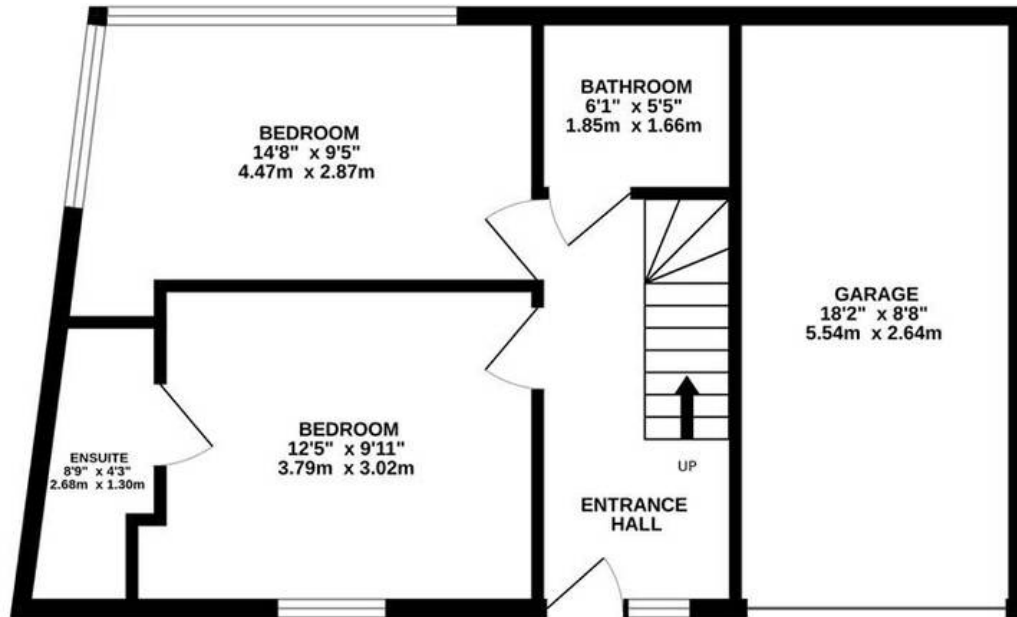




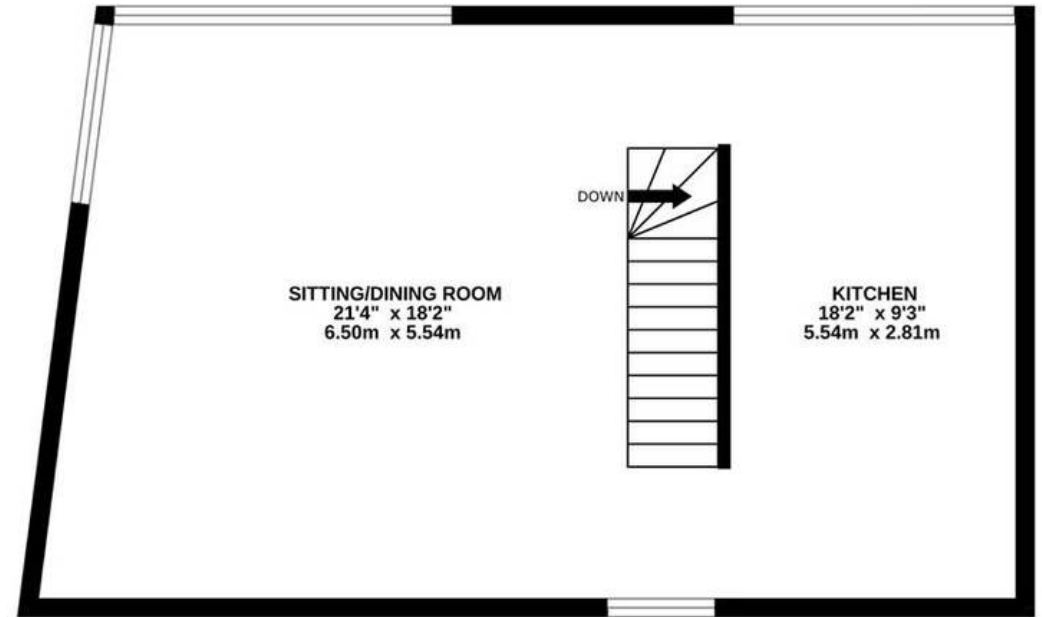
Carriage Court, North Road, Hertford

Guide Price £450,000

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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7 Carriage Court, North Road

Hertford

End-of-terrace mews home in gated Carriage Court, Hertford. Upside-down layout, modern kitchen, air con, historic features. Walk to town, stations, and riverside.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- End-of-terrace mews home within a private gated courtyard development
- Striking warehouse style architecture with vaulted ceilings, steel beams and floor-to-ceiling glazing
- Upside-down layout with impressive open-plan living space on the upper floor
- Integrated air conditioning and MVHR heat recovery ventilation throughout
- Set moments from Hertford town centre, riverside walks and independent cafés, pubs and restaurants
- Approx. 0.2 miles to Hertford North station with direct links to Finsbury Park and Moorgate
- Historic former Coachworks and Baptist Chapel site with retained Georgian character
- Secure gated setting offering privacy, calm and a strong sense of community
- High specification kitchen with Smeg appliances, Silestone worktops and integrated appliances
- Contemporary Porcelanosa and Duravit bathrooms with premium finishes



Morgan Alexander

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