



18, Campfield Road, Hertford
SG14 2AB
£350,000



stevenoates.com



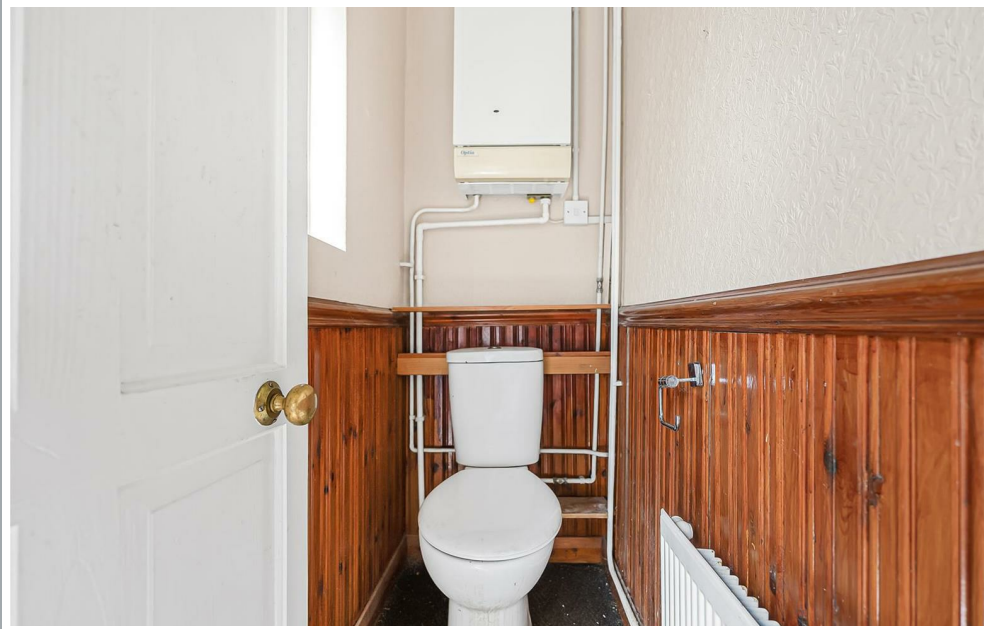
18 Campfield Road, Hertford, Herts, SG14 2AB

In need of modernisation, this spacious two-bedroom semi-detached house is situated in a quiet and sought-after location, conveniently positioned for Hertford North railway station and the wide range of amenities available in Hertford town centre. Offering excellent potential for improvement and further extension, subject to the necessary planning permissions (STPP), the accommodation is arranged over two floors. The ground floor comprises an entrance hallway, lounge, conservatory, kitchen and a convenient cloakroom. On the first floor, there are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-street parking to the front and a mature rear garden with side pedestrian access. Offered to the market with no onward chain - keys held.

Campfield Road is a well-established residential road situated on the north-western side of Hertford, the county town of Hertfordshire. The area is highly regarded for its convenient access to Hertford town centre, which offers a wide range of shopping, leisure and dining facilities. Hertford North railway station is within walking distance, providing regular services to London Moorgate, while Hertford East station offers connections to London Liverpool Street. The property also benefits from excellent road links via the A414, A10 and M25.



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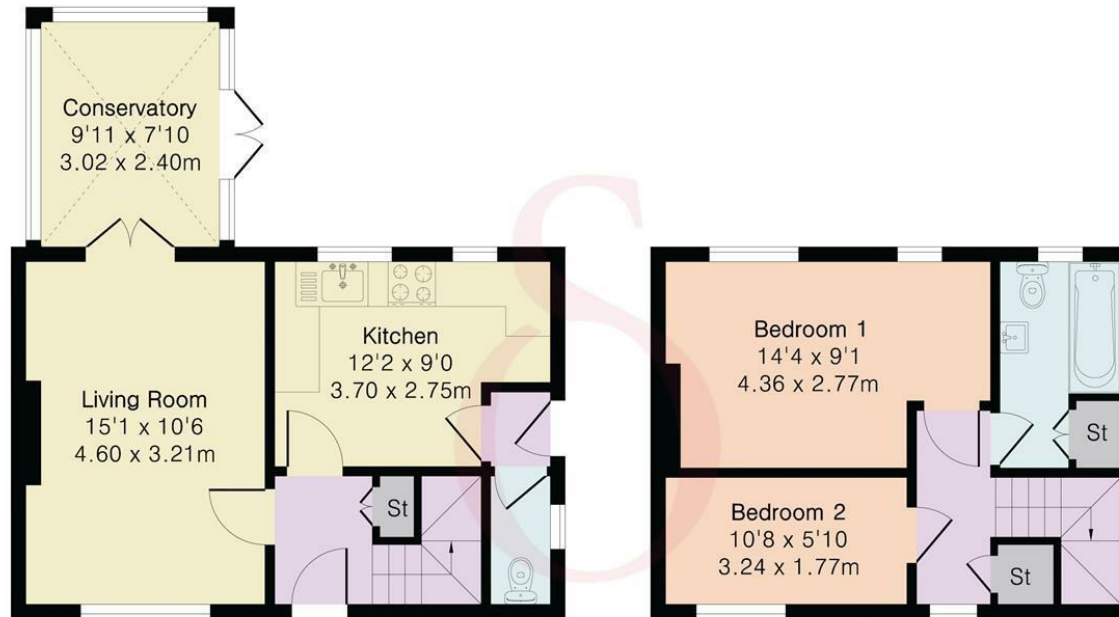


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Approximate Gross Internal Area 735 sq ft - 68 sq m

Ground Floor Area 432 sq ft – 40 sq m

First Floor Area 303 sq ft – 28 sq m



Ground Floor

First Floor



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.



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.

