



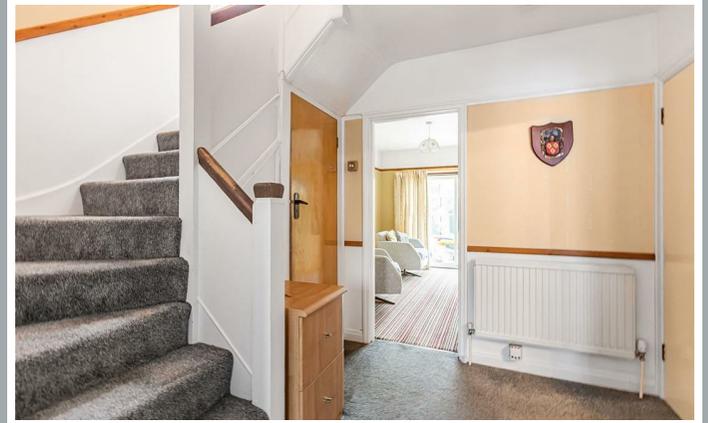
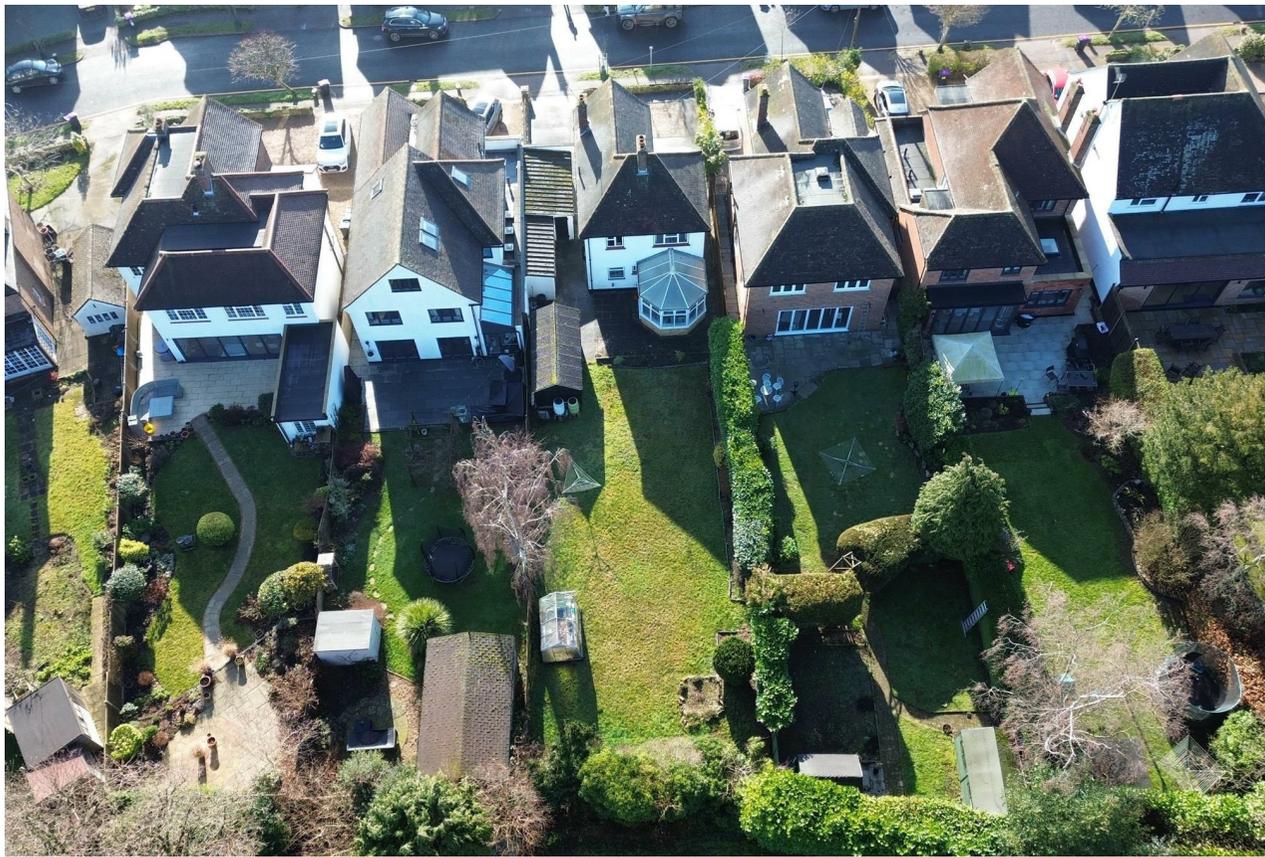
54, Fordwich Rise, Hertford

SG14 2BN

Guide Price £850,000



stevenoates.com



54 Fordwich Rise, Hertford, Hertfordshire, SG14 2BN

An excellent chance to purchase this 3 bedroom detached 1930's detached family home set within a generous plot offering great scope for extending, subject to the usual planning permission and consents. The current accommodation is immaculately presented and includes an entrance hall with downstairs shower room, 2 reception rooms, a conservatory and fitted kitchen, whilst on the first floor, there are 3 bedrooms and a family bathroom. Externally, there is ample driveway parking, an attached garage, further large workshop and generous rear gardens. Chain Free - Viewing By Appointment Only.

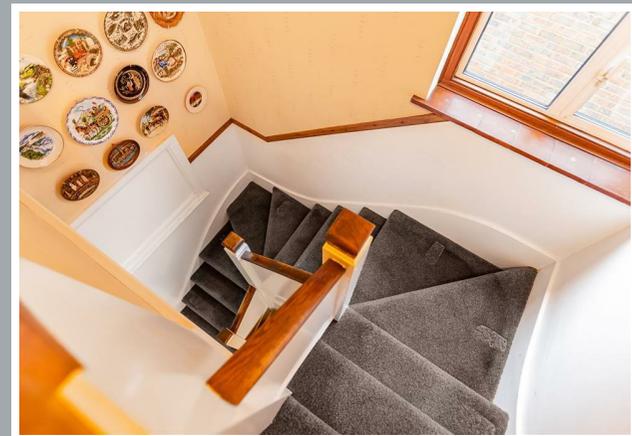
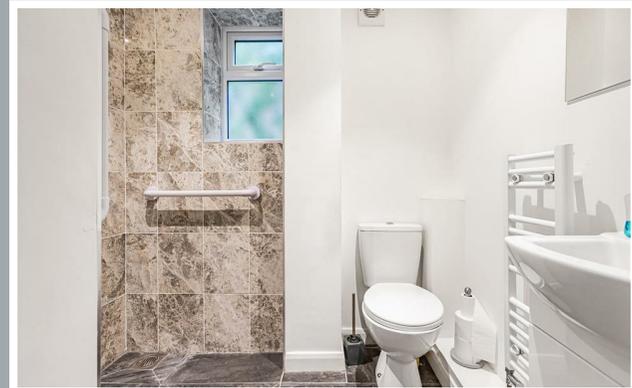
The property is located within this highly sought after, tree lined residential road only a short distance from Hertford North train station which offers fast services to London's King Cross and Moorgate.



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**Approximate Gross Internal Area 1215 sq ft - 113 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 691 sq ft – 64 sq m

First Floor Area 524 sq ft – 49 sq m

Garage Area 224 sq ft – 21 sq m

Outbuilding Area 124 sq ft – 12 sq m



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.

