



96, Hertingfordbury Road, Hertford
SG14 2AL

Asking Price £375,000



stevenoates.com



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Situated on the highly desirable Hertingfordbury Road, this well-presented two-bedroom semi-detached home offers bright, spacious and practical accommodation, ideally suited to first-time buyers, young families and downsizers alike. Extending to approximately 746 sq ft (70 sq m), the property has been thoughtfully improved by the current owners and benefits from a modern kitchen, recent redecoration and excellent built-in storage throughout. Living/Dining Room A bright and welcoming living/dining room measuring over 16 feet in length, offering ample space for both relaxing and entertaining. The room has been tastefully decorated and provides a versatile family living space with direct access to the south facing rear garden. The modern fitted kitchen, installed approximately five years ago, features a range of contemporary wall and base units, generous worktop space, an integrated slide-and-hide oven and integrated hob. There is designated space for a dishwasher and under-counter fridge, both of which may be available by separate negotiation. The adjoining hallway provides additional utility space, currently accommodating a tall freezer and tumble dryer within built-in cupboards, helping to maximise practicality throughout the home. A spacious double bedroom which was remodelled and redecorated approximately two years ago. The room benefits from a useful walk-in-style storage area, providing excellent wardrobe and organisational space. Further extensive built-in storage can be found on the landing, with a large cupboard spanning the length of the stairway, offering an exceptional amount of practical storage rarely found in similar two-bedroom homes. A generous second bedroom, ideal as a guest room, child's bedroom or home office, with further space for furniture and storage. The first-floor bathroom is fitted with a three-piece suite comprising a bath with shower, WC and wash hand basin.

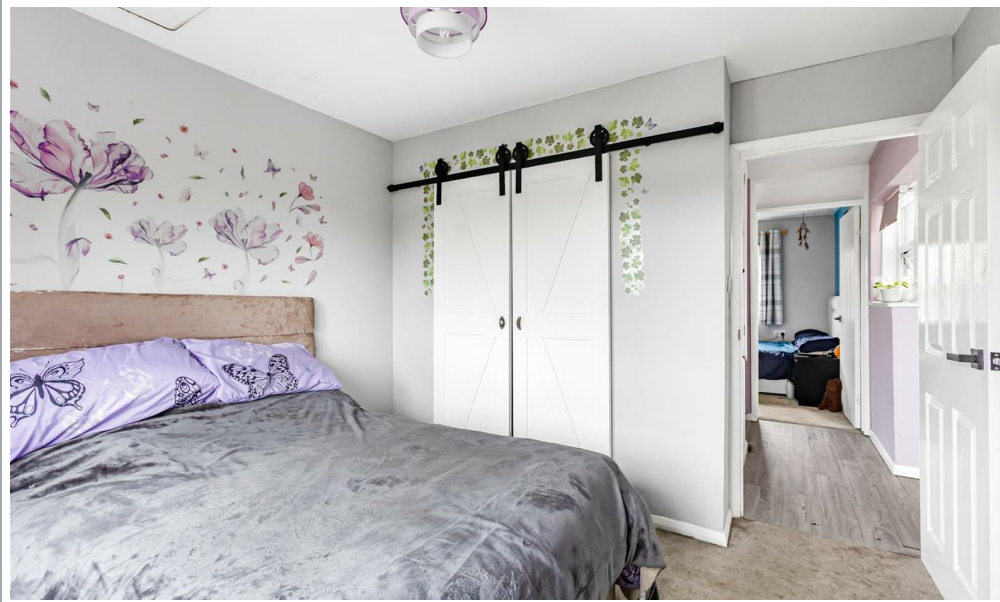
One of the property's standout features is its excellent location within easy reach of a wide selection of highly regarded primary and secondary schools, making it an ideal choice for growing families. Benefiting from access to sought-after schools including Richard Hale School, Simon Balle School and The Sele School, together with numerous well-regarded primary schools, the property is perfectly positioned for all stages of education. The property also enjoys convenient access to both Hertford East and Hertford North railway stations, providing regular services into London. Hertford's vibrant town centre, independent shops, cafés, restaurants, parks and picturesque riverside walks are all within easy reach.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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Approximate Gross Internal Area 746 sq ft - 70 sq m

Ground Floor Area 384 sq ft – 36 sq m

First Floor Area 362 sq ft – 34 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.

