



2 Old Vicarage Mews, Bell Lane, Hertford

SG14 1FR

Guide Price £575,000



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## 2 Old Vicarage Mews Bell Lane, Hertford, SG14 1FR

\*\*\*\*CHAIN FREE\*\*\*\* An exceptionally convenient town centre position for this three bedroom character modern townhouse. Offering flexible accommodation arranged over three levels to include modern fitted kitchen/diner with access to a conservatory, ground floor cloakroom and integral garage with up and over door on the ground floor. The first floor has a spacious living room, principle bedroom with en suite shower room. On the top floor there are a further 2 bedrooms and family shower room. This property also has its own private courtyard.

This superb property is situated down a quiet dead end lane at the very centre of the popular and bustling town of Hertford. Hertford has a very good range of facilities, all within a short walk, including shops, schools, sports clubs, the castle grounds (ideal for summer picnics), Hartham Common (with swimming pool, tennis courts) and also has many excellent restaurants and a lively night life.

Hertford is surrounded by pretty countryside and is popular with commuters due to its excellent transport links with two railway stations providing regular services to London (Kings Cross and Liverpool Street) in around 40-50 minutes - Hertford East is a five minute walk from the property and Hertford North is only ten minutes so it could hardly be more convenient.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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**Approximate Gross Internal Area 1177 sq ft - 109 sq m  
(Excluding Garage)**

Ground Floor Area 365 sq ft – 34 sq m

First Floor Area 422 sq ft – 39 sq m

Top Floor Area 390 sq ft – 36 sq m

Garage Area 132 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.

