



4, Morgans Road, Hertford
SG13 8BS

Guide Price £1,150,000



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Morgans Croft, 4 Morgans Road, Hertford, Herts, SG13 8BS

RARELY AVAILABLE – An impressive four-bedroom detached family home situated on one of Hertford's most sought-after residential roads. Set within a generous 0.25 acre plot, the property offers huge potential to transform into your forever family home. In need of modernisation, the current accommodation comprises a welcoming entrance hall, lounge, separate dining room, kitchen, and a ground floor cloakroom. Upstairs, there are four well proportioned double bedrooms and a family bathroom. Externally, the property benefits from ample off-street parking, two garages, and a beautifully sized South-West facing rear garden measuring approximately 130ft in length. With scope for extension and further development (STPP), this rarely available home represents a fantastic opportunity to create something truly special. **VIEWING STRICTLY BY APPOINTMENT ONLY.**

Situated within Hertford's premier southside, Morgans Road has been recognised for years and one of the town's most sought after residential roads. The property is only a short stroll from Hertford town centre which provides an excellent choice of local shops, bars and restaurants, along with two mainline train stations which both offer fast services to London. The property is also ideally located for Hertford's favoured SG13 schooling for all ages including Morgans Primary School & Nursery, Abel Smith JMI, Simon Balle All-through School and Richard Hale.



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**Approximate Gross Internal Area 1524 sq ft - 142 sq m
(Excluding Garage)**

Ground Floor Area 673 sq ft – 63 sq m

First Floor Area 851 sq ft – 79 sq m

Garage Area 156 sq ft – 14 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.



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