



31, Fordwich Hill, Hertford
SG14 2BG
Offers In Excess Of £925,000



stevenoates.com



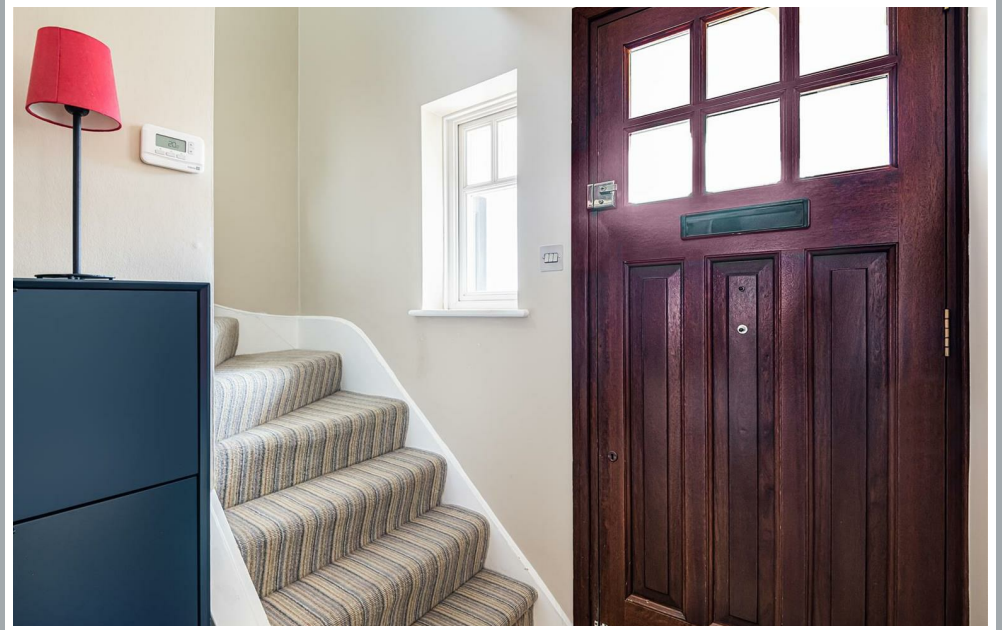
31 Fordwich Hill, Hertford, Herts, SG14 2BG

An attractive and extended 4 bedroom semi-detached family home located within a highly sought after residential road only a short distance from Hertford North station. The beautifully appointed accommodation comprises of an entrance hall with downstairs wc, a large living room, additional dining room and a kitchen/breakfast room on the ground floor. On the first floor, there are 4 good size bedrooms, a family bathroom and walk-in wardrobe to the main bedroom. Externally, there is driveway parking with side access to the detached garage. The rear garden is a particular feature of the house extending to 110ft with mature trees and providing a beautiful outlook.

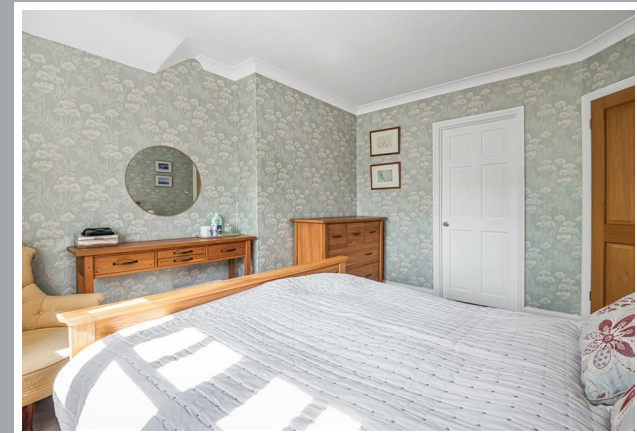
Located within a highly sought after residential road, the property is ideally positioned for commuters. Hertford North mainline station is only a short distance away (0.4 miles) which provides fast and regular services to London's Moorgate and Finsbury Park. Hertford town centre is also only 1 mile away offering an excellent choice of restaurants, coffee shops and boutique shops along with an additional mainline train station, Hertford East.



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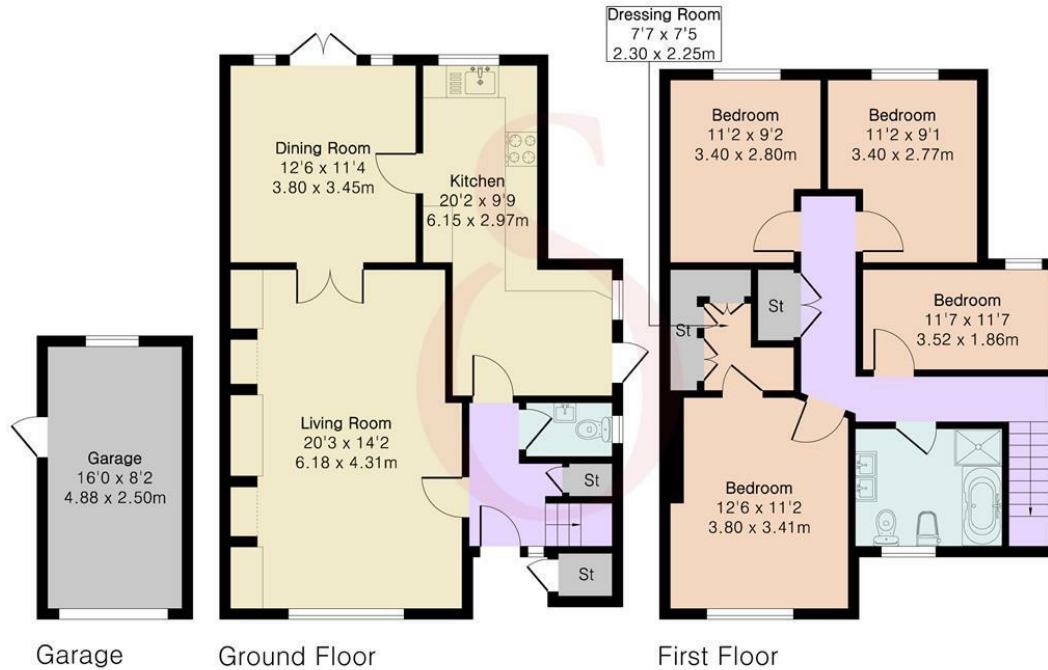
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**Approximate Gross Internal Area 1343 sq ft - 125 sq m
(Excluding Garage)**

Ground Floor Area 691 sq ft – 64 sq m

First Floor Area 652 sq ft – 61 sq m

Garage Area 131 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.

