



45, Talbot Street, Hertford
SG13 7BY
Guide Price £500,000



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45 Talbot Street, Hertford, Hertfordshire, SG13 7BY

A deceptively spacious four-bedroom semi-detached family home which is conveniently positioned for easy access to Hertford Town Centre and Hertford East Train Station. This Victorian home boasts spacious accommodation across three floors. The ground floor comprises of a useful porch, living room, dining room which is open to the kitchen perfect for entertaining guests and there is a downstairs toilet. On the first floor, there are two generous size double bedrooms and the family bathroom suite. On the third floor, there are a further two bedrooms both of a good size. Externally, this property benefits from a paved low-maintenance rear garden. Internal viewing is highly recommended to fully appreciate this home.

This property is perfectly situated for easy access to Hertford Town Centre and Hertford East Train Station. For the commuter, Hertford East offers a regular and fast service to both London's Tottenham Hale & Liverpool Street Stations. This property is also a short distance from Hertford North Station serving regular trains to Moorgate. Talbot Street itself is only a short stroll away from Hertford Town Centre which offers a wide range of restaurants, coffee shops, bars and much more. Hartham Common and the River Lea is less than a mile away which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts, kayaking and a skatepark. Also close by is a superstore and a useful industrial park.



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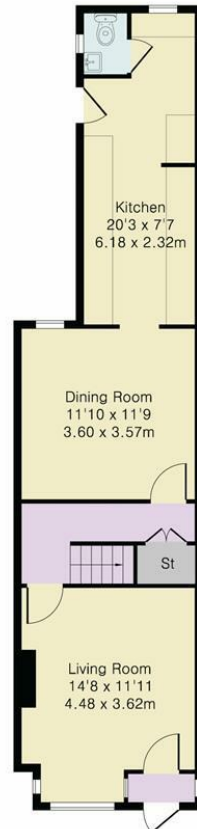




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Ground Floor

Approximate Gross Internal Area 1190 sq ft - 111 sq m

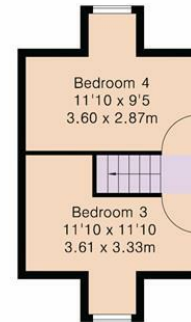
Ground Floor Area 546 sq ft – 51 sq m

First Floor Area 450 sq ft – 42 sq m

Second Floor Area 194 sq ft – 18 sq m



First Floor



Second Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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