



7, Alexander Road, Hertford
SG14 2EA

Guide Price £475,000



stevenoates.com



7 Alexander Road, Hertford, SG14 2EA

Steven Oates are delighted to offer this extended three-bedroom end of terrace family home, perfectly positioned in a highly sought-after cul-de-sac just moments from Hertford North Train Station and within easy reach of Hertford Town Centre. Approaching the property, you'll find driveway parking for two to three vehicles, with a garage en bloc also included. On entering, a useful entrance hallway leads into a generous family living room, followed by a second reception room and a modern open-plan kitchen/diner, extended to create a bright and versatile space ideal for family living and entertaining. The ground floor also benefits from a cloakroom. Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom suite. Externally, the west-facing rear garden has been landscaped for low maintenance, providing a mature setting with side access, perfect for enjoying the warmer months.

This house is in a quiet location with no passing traffic within five minute's walk to Hertford North station with its regular services to London Moorgate and Kings Cross. There are local shops around a five minutes walk away and the house is also close to Hollybush Primary School and Sele School (a co-educational secondary school and sixth form with academy status).



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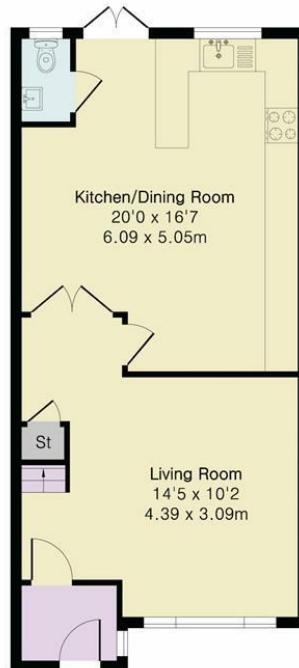


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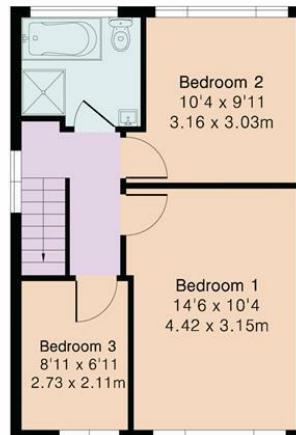
Approximate Gross Internal Area 1000 sq ft - 93 sq m

Ground Floor Area 590 sq ft – 55 sq m

First Floor Area 410 sq ft – 38 sq m



Ground Floor



First Floor



PINK PLAN

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.



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