



100, North Road, Hertford
SG14 2BZ

Price Guide £875,000



stevenoates.com



100 North Road, Hertford, Hertfordshire, SG14 2BZ

A beautifully presented three bedroom, two bathroom semi-detached home, offering approximately 1,193 sq ft of internal space, plus a detached 167 sq ft outbuilding, a rear garden extending over 300ft and off-street parking for up to four cars.

The property has been well extended and modernised, creating a stylish and practical family home in a highly convenient Hertford location, directly opposite St Joseph's Catholic Primary School.

The ground floor includes a welcoming entrance hall, bright lounge, separate dining room, cloakroom and an extended rear kitchen with direct access onto the terrace and garden.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from built-in storage and an en-suite shower room, while the two further bedrooms are served by a modern family bathroom.

The rear garden is a major feature, extending to over 300ft and offering excellent privacy, mature planting and plenty of space for families and entertaining.

The detached outbuilding is currently arranged as a home office with a separate store, making it ideal for working from home, hobbies or studio use, subject to consent.

To the front, there is off-street parking for up to four vehicles, with side access to the rear garden.

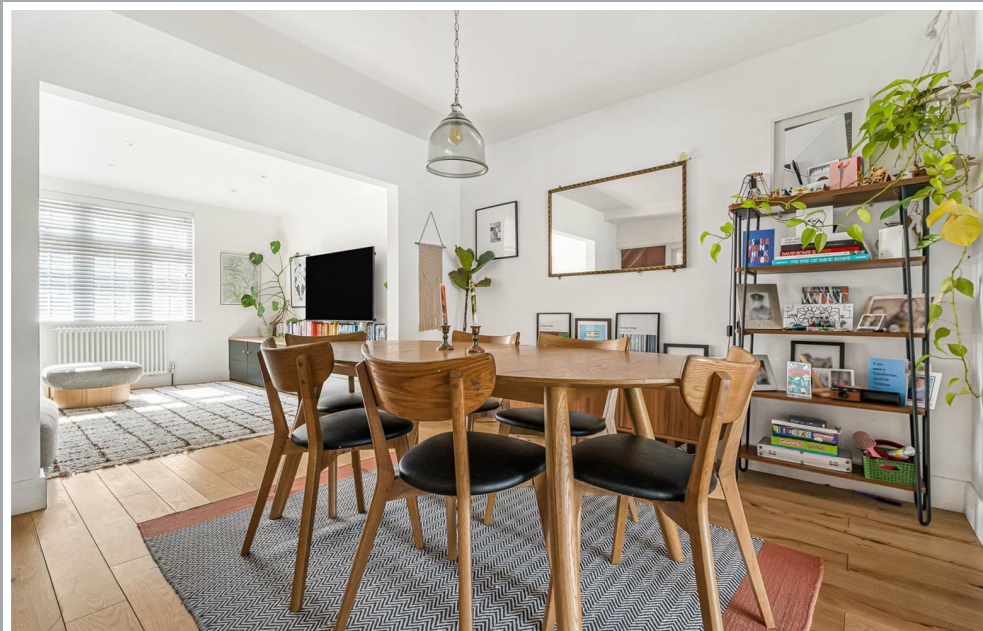
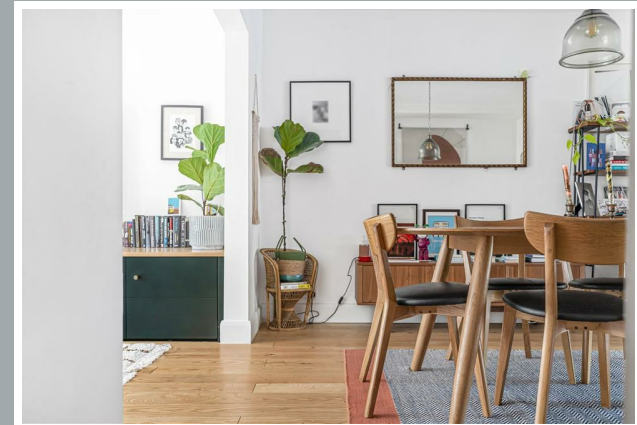
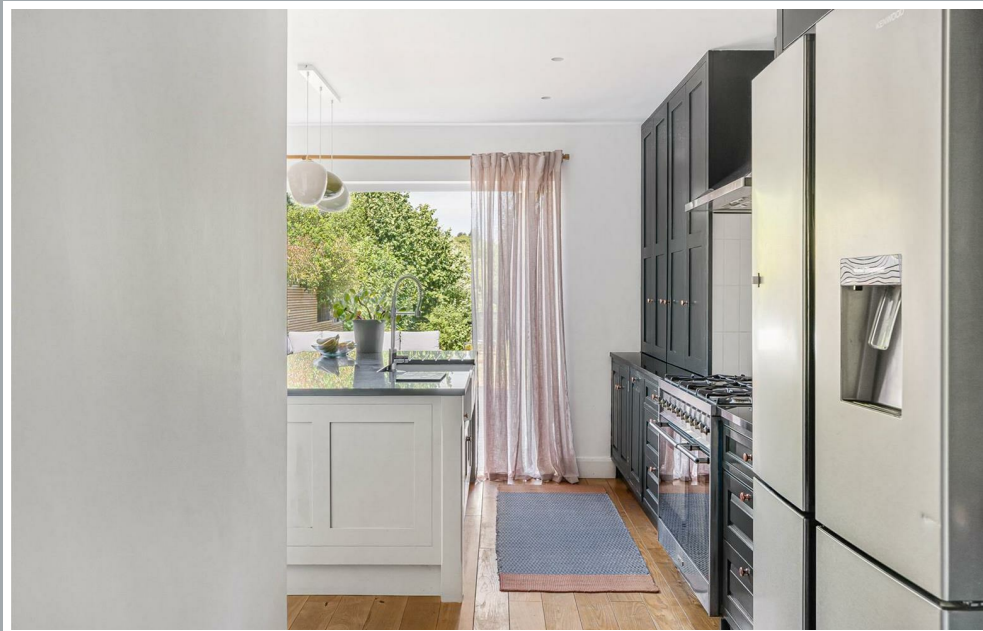
North Road is a sought-after Hertford location, within easy reach of the town centre, local schools, shops, restaurants and both Hertford East and Hertford North stations.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

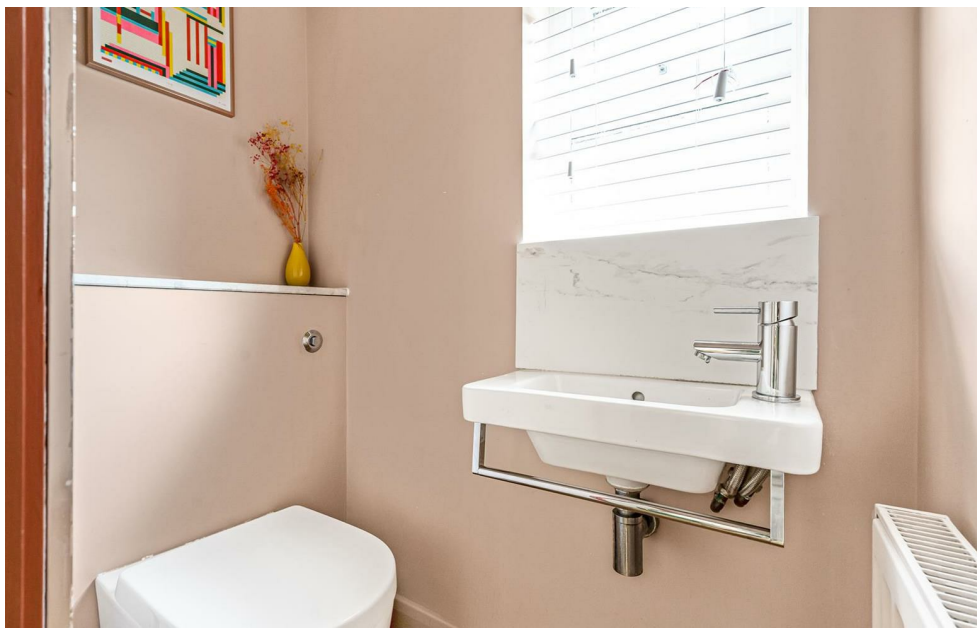
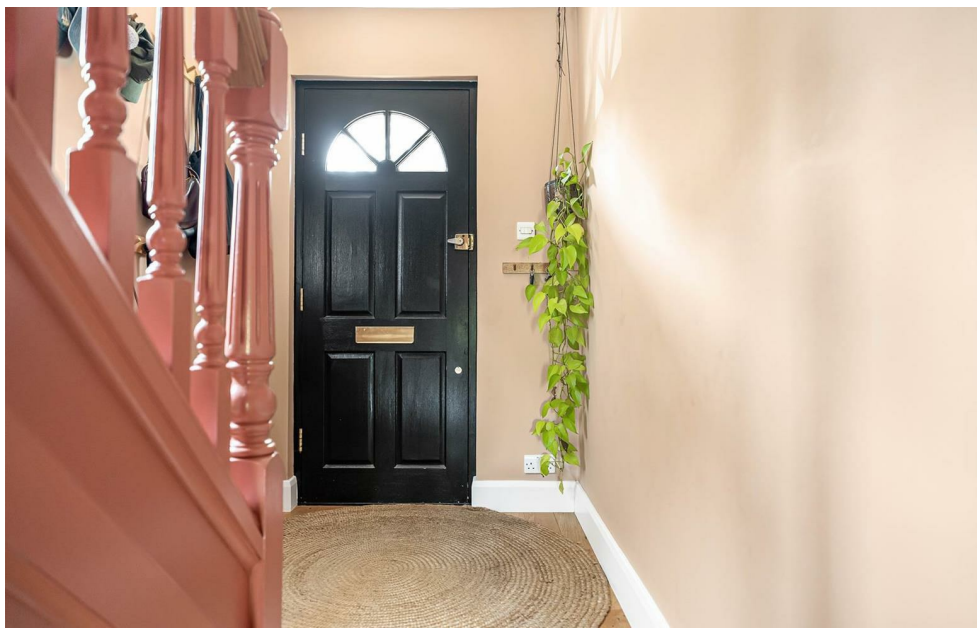


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

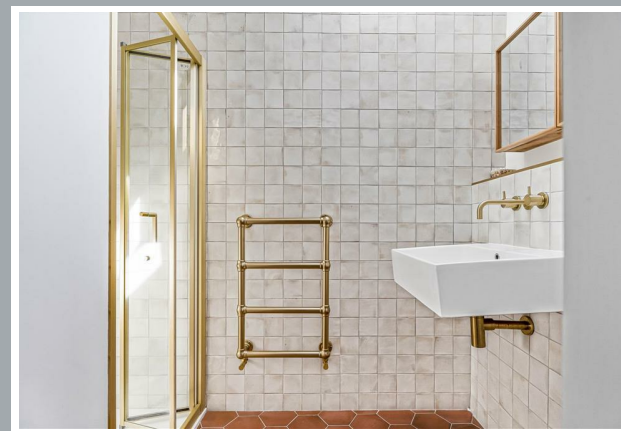
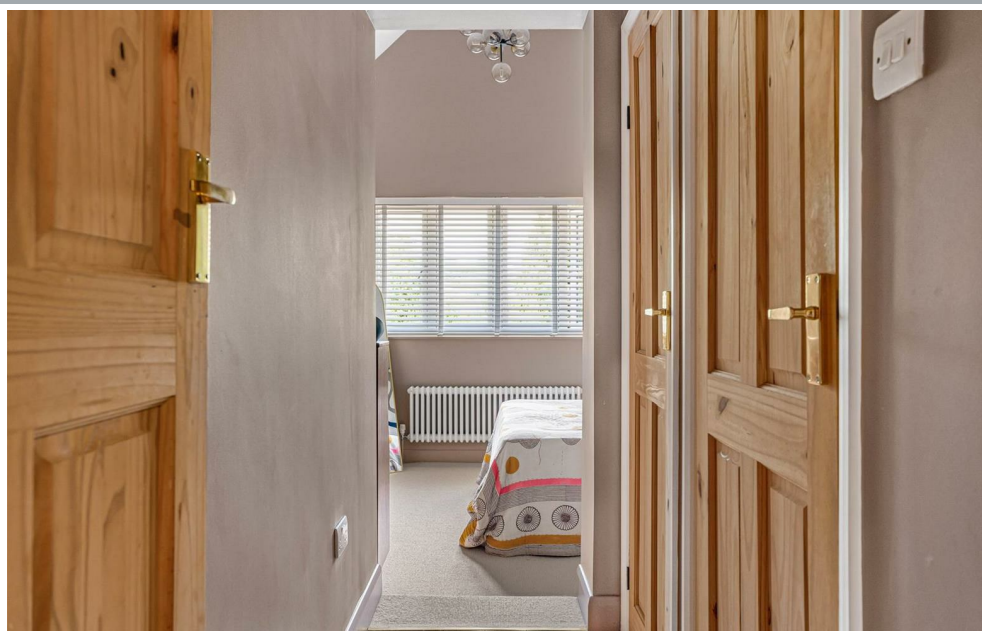




70 Fore Street, Hertford, Hertfordshire, SG14 1BY

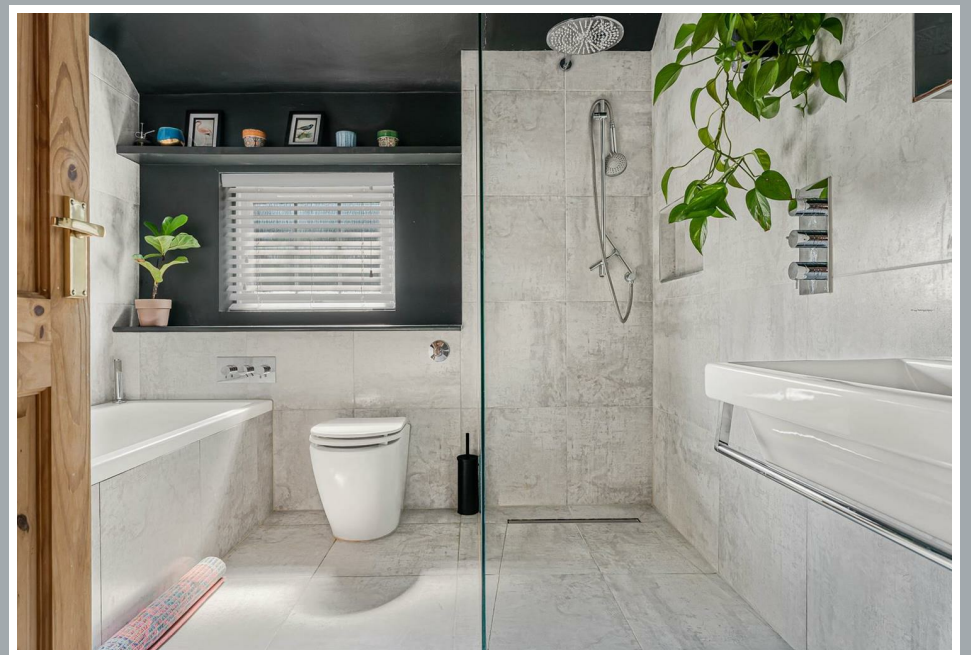


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

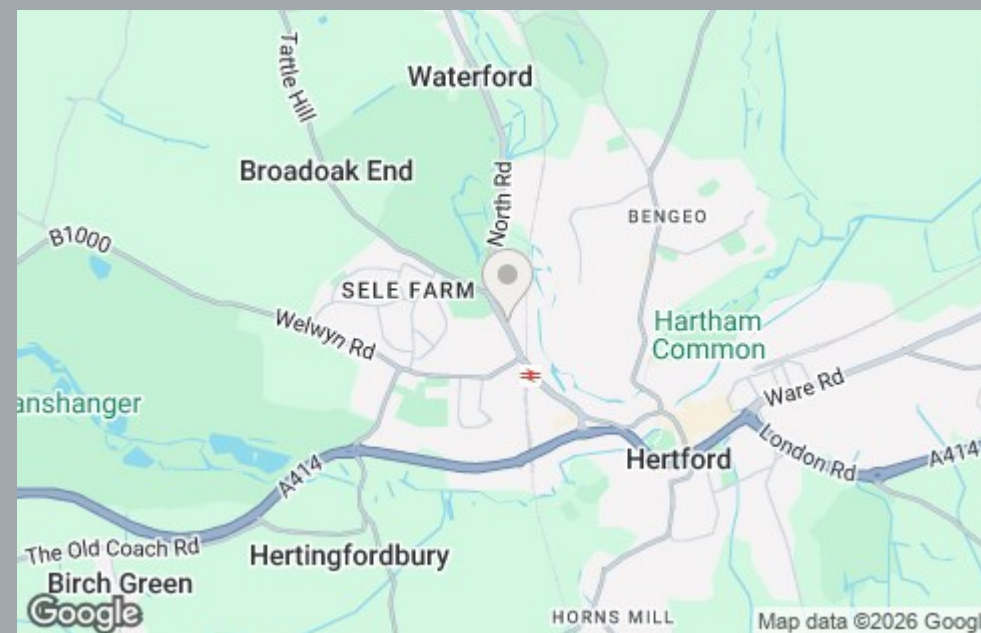


70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY



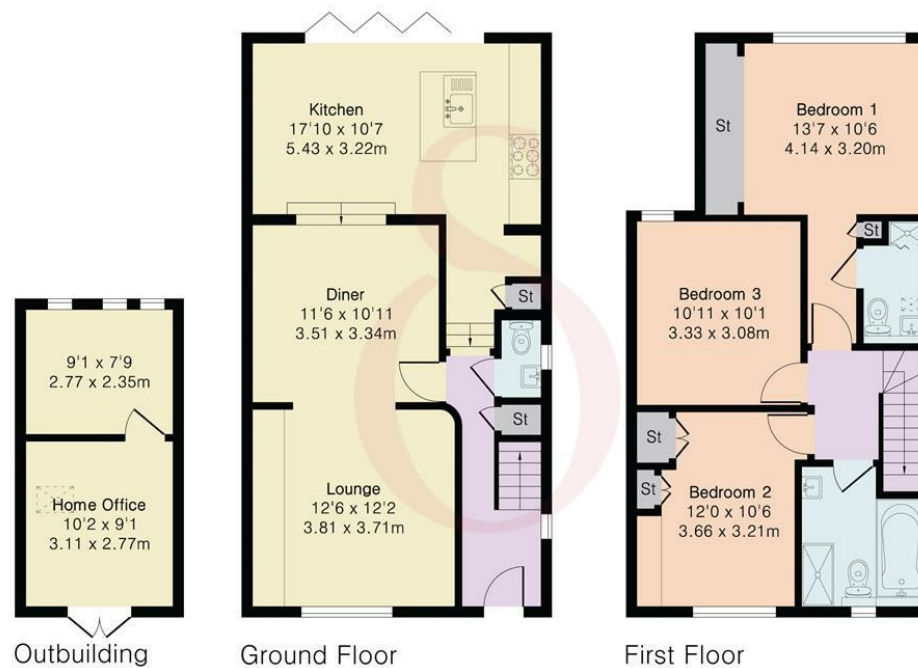
70 Fore Street, Hertford, Hertfordshire, SG14 1BY

**Approximate Gross Internal Area 1193 sq ft - 111 sq m
(Excluding Outbuilding)**

Ground Floor Area 620 sq ft – 58 sq m

First Floor Area 573 sq ft – 53 sq m

Outbuilding Area 167 sq ft – 15 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.



stevenoates.com