



22, Morgans Road, Hertford

SG13 8BS

Price Guide £2,300,000



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## 22 Morgans Road, Hertford, Herts, SG13 8BS

An outstanding 6 bedroom detached 1920s family home, situated on one of Hertford's most prestigious residential roads on the south side of town. This elegant residence retains much of its original charm while offering generous and versatile accommodation arranged over 3 floors. The accommodation comprises a spacious entrance hall with guest WC, 3 principal reception rooms, and a recently extended kitchen/family room featuring a handcrafted kitchen. This is complemented by a separate utility room and a spacious basement below. On the first floor, there are four double bedrooms with a family bathroom and 4 en-suites. The second floor provides two additional bedrooms, ideal for guests, older children, or home office space. Externally, the property occupies a mature plot extending to nearly half an acre. It is approached via a sweeping gravel driveway leading to a detached double garage. The rear gardens are of an excellent size, offering a high degree of privacy. Properties like this rarely become available and is also offered chain free.

Situated within Hertford's premier southside, Morgans Road has been recognised for years as 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 frequent services to London. The property is also ideally located for Hertford's favoured SG13 schooling for all ages including Abel Smith JMI, Simon Balle and Richard Hale.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



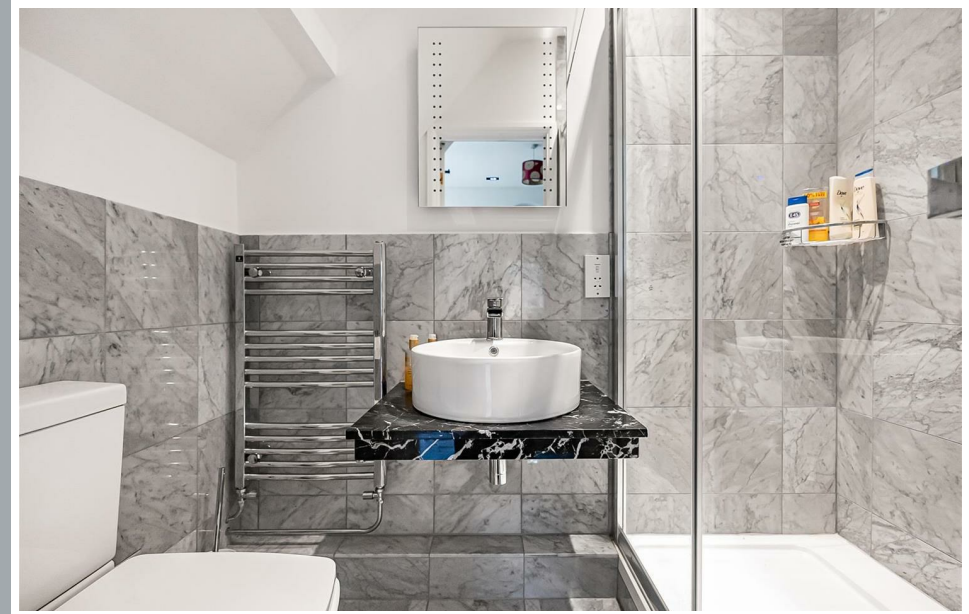
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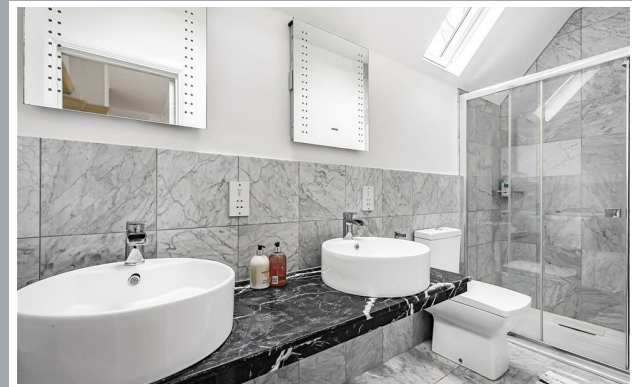
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**Approximate Gross Internal Area 3484 sq ft - 324 sq m  
(Excluding Garage)**

Basement Area 293 sq ft – 27 sq m  
 Ground Floor Area 1525 sq ft – 142 sq m  
 First Floor Area 1233 sq ft – 115 sq m  
 Second Floor Area 433 sq ft – 40 sq m  
 Garage Area 283 sq ft – 26 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.



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