



24, Calton Avenue, Hertford  
SG14 2ER  
Price Guide £700,000



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## 24 Calton Avenue, Hertford, Hertfordshire, SG14 2ER

**EXCELLENT REFURBISHMENT PROJECT** - A spacious 6 bedroom detached family home located in a popular residential road convenient for Hertford North station. The property comprises of a spacious entrance hall with downstairs wc, a large living/dining room and a separate kitchen on the ground floor. On the first floor, there are 4 good size bedrooms, a family bathroom and en-suite shower room, whilst there are two more bedrooms on the second floor. Externally, the property is approached by a driveway providing ample parking and leads to an integral garage. The rear garden is a good size with newly replace fenced borders and has been cleared. Viewing is strictly by appointment only.

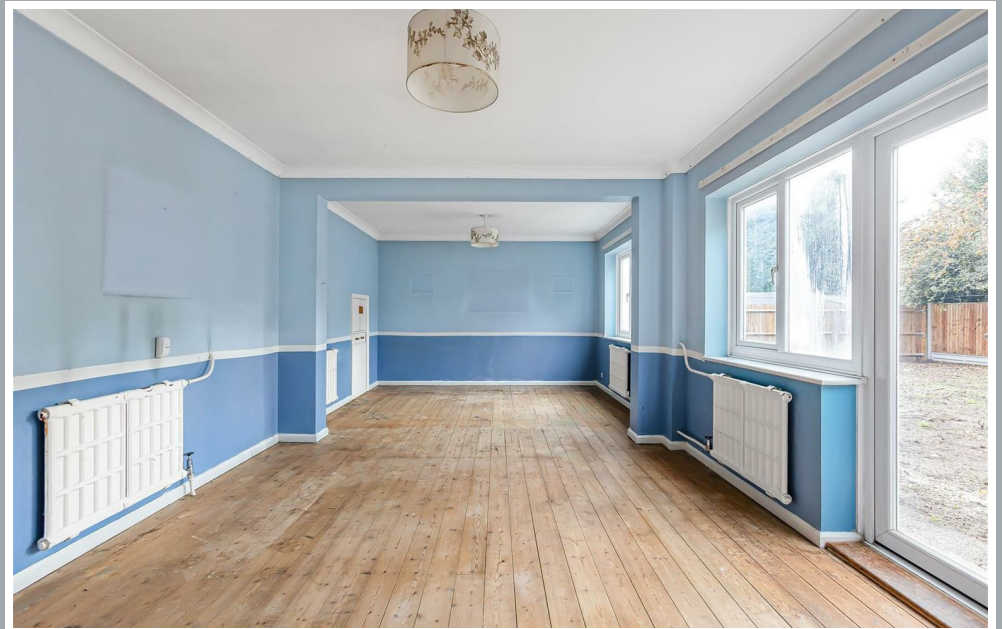
The property is located within a highly sought after residential road within a close proximity to Hertford North train station, which provides fast services to London's Moorgate and Kings Cross. Panshanger Park is close by providing beautiful, open green space for long dog walks, whilst the pretty village of Hertingfordbury is also a short distance away with the popular village pub, The White horse.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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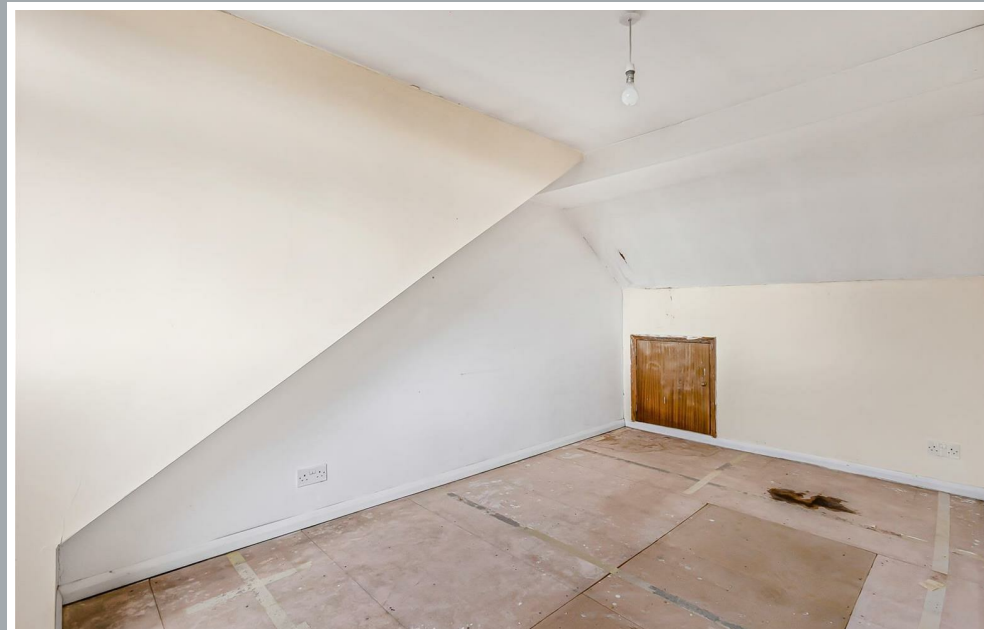
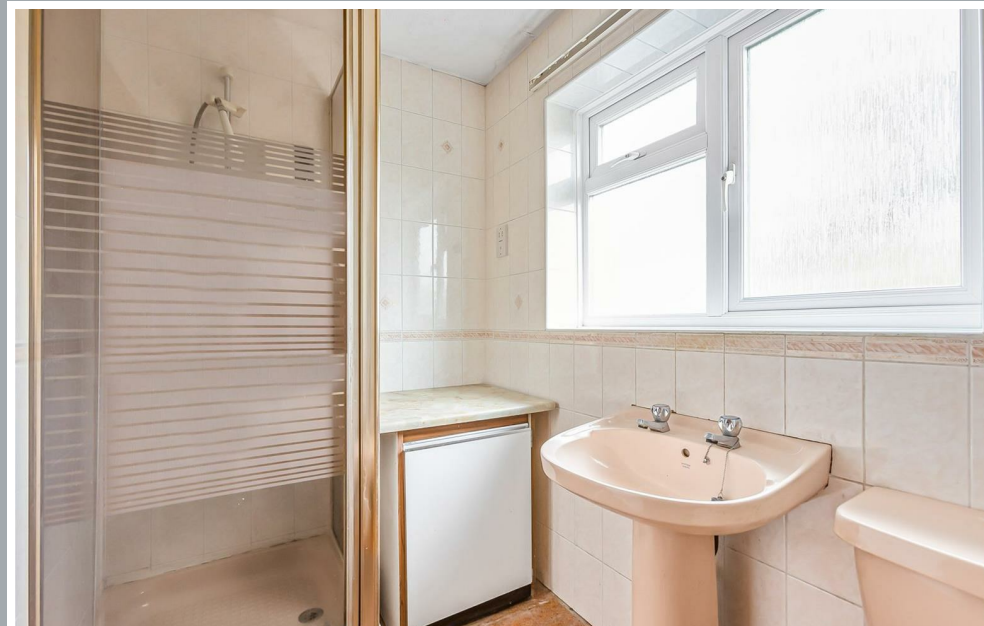


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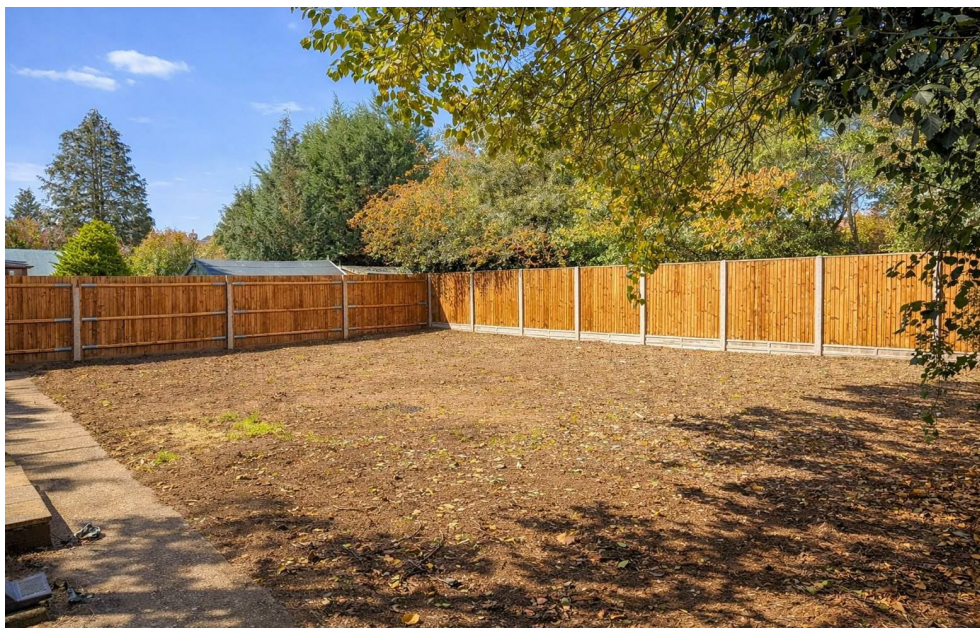






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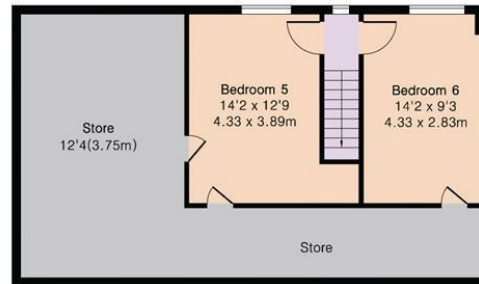
**Approximate Gross Internal Area 2156 sq ft - 200 sq m  
(Excluding Garage)**

Ground Floor Area 635 sq ft – 59 sq m

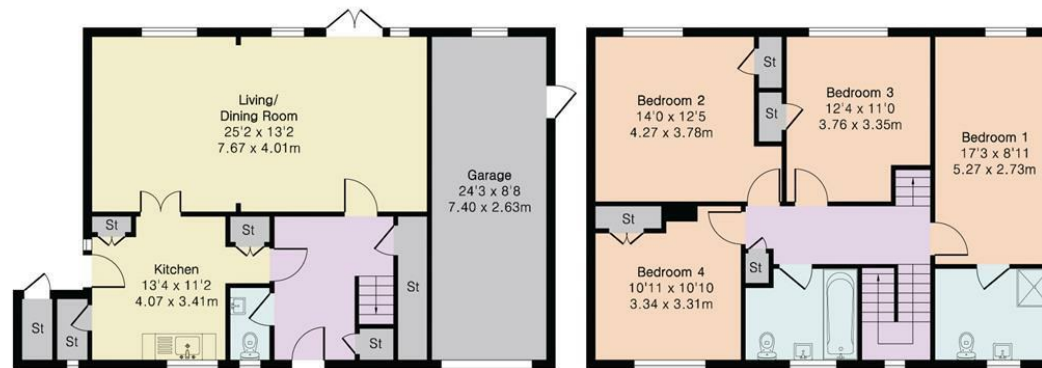
First Floor Area 828 sq ft – 77 sq m

Second Floor Area 693 sq ft – 64 sq m

Garage Area 209 sq ft – 19 sq m



Second Floor



Ground Floor

First Floor

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