

43, Fordwich Rise, Hertford
SG14 2BW
Asking Price £729,000

stevenoates.com







43 Fordwich Rise, Hertford, Herts, SG14 2BW

A well-proportioned three-bedroom family home offering spacious and versatile accommodation, a detached garage and approximately 1,103 sq ft of internal living space, situated in a popular residential area of Hertford. The property offers a practical and well-balanced layout, with generous living accommodation arranged over two floors, making it an ideal choice for families and those looking for a home with plenty of space. The ground floor comprises a welcoming entrance hall leading to a separate dining room, providing an excellent space for family meals and entertaining. The kitchen offers ample room, while the generously sized living room provides a comfortable space to relax and unwind, with a pleasant outlook to the rear. Upstairs, the first floor offers three well-proportioned bedrooms, including a spacious principal bedroom, a good-sized second bedroom and a versatile third bedroom, which could also serve as a home office or nursery. A family bathroom and useful built-in storage complete the first-floor accommodation. Externally, the property further benefits from a detached garage, providing additional storage space. Offering generous room sizes, flexible living accommodation and a convenient location, this property presents an excellent opportunity to create a wonderful family home in Hertford.

Fordwich Rise is conveniently positioned within Hertford, offering access to a range of local amenities, reputable schools, shops, restaurants and leisure facilities. Hertford town centre provides a vibrant mix of independent boutiques, cafés and everyday conveniences, while Hertford North and Hertford East railway stations offer services towards London, making the area appealing to commuters.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





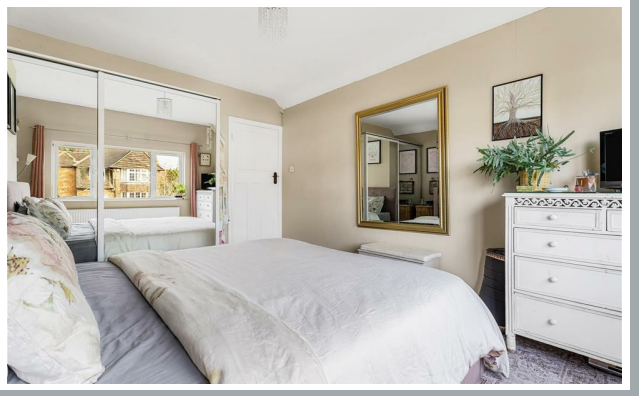




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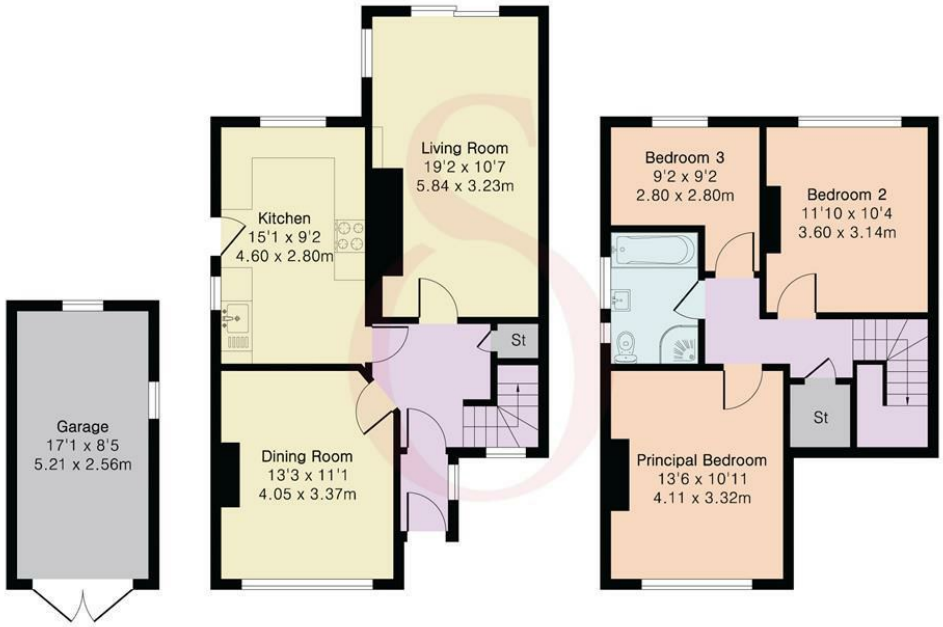




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Approximate Gross Internal Area 1103 sq ft - 103 sq m
(Excluding Garage)

Ground Floor Area 598 sq ft – 56 sq m
First Floor Area 505 sq ft – 47 sq m
Garage Area 144 sq ft – 13 sq m



PINKPLAN

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.

Steven Oates

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