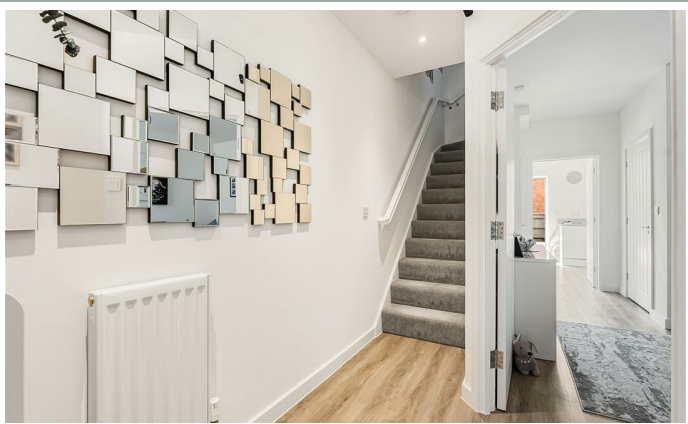




4, Ivo Street, Hertford  
SG14 2GU  
Asking Price £650,000



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## 4 Ivo Street, Hertford, Hertfordshire, SG14 2GU

**\*Stunning Condition Throughout\*** This Stylishly upgraded 4 bedroom family home offering spacious accommodation, arranged over 3 floors. On the ground floor, there is a entrance hall, living room, fully integrated fitted kitchen /diner and a downstairs wc. A bright and airy staircase lead you up to the first floor, where there is a large bedroom with luxury upgraded en-suite, along with another bedroom which is currently used as another living room with media wall. On the second floor, there are 2 further bedrooms, the principal bedroom also has the added benefits air condition and a high spec family bathroom. Externally, there is a beautiful landscaped low maintenance rear garden with useful office room. The property also has a garage with electric up and over doors with an additional parking space. Chain Free.

Blakemore Manor is perfectly location on the western side of Hertford, offering easy access to the A414 trunk road, which interlinks with the A10 and A1(m). Hertford North mainline train station is a short distance away, which provides services to London's Finsbury Park, Moorgate and Kings Cross. One of the crowning features of the development is it borders the truly beautiful and protected Panshanger Park, which offers excellent green space.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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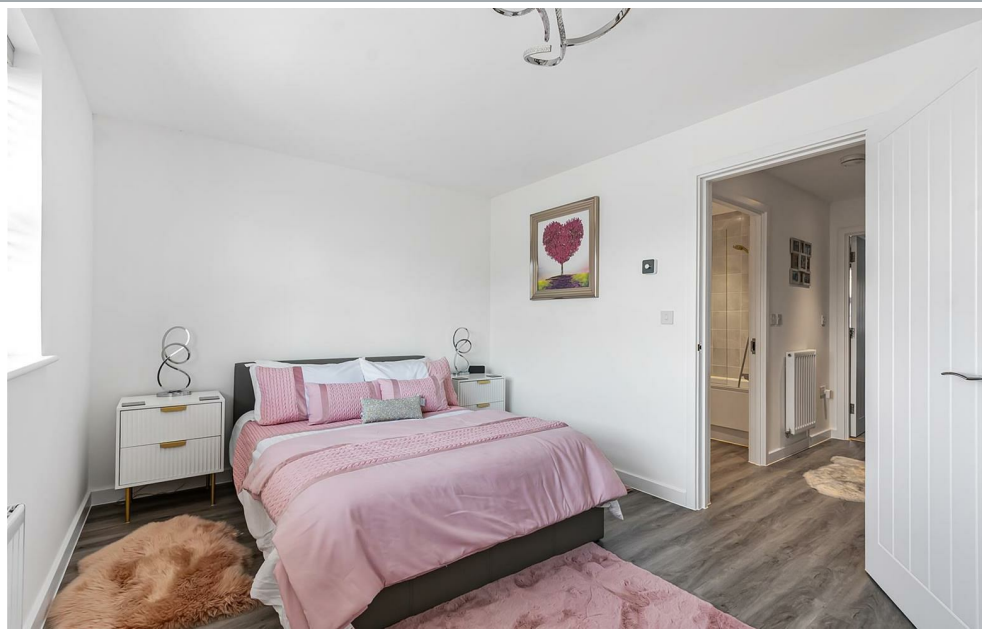
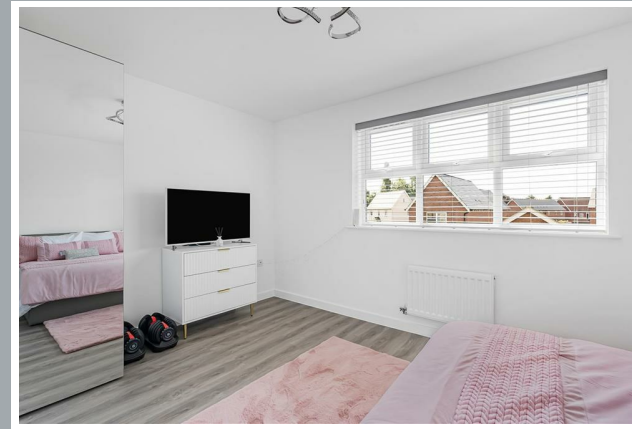




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**Approximate Gross Internal Area 1313 sq ft - 122 sq m  
(Excluding Garage & Outbuilding)**

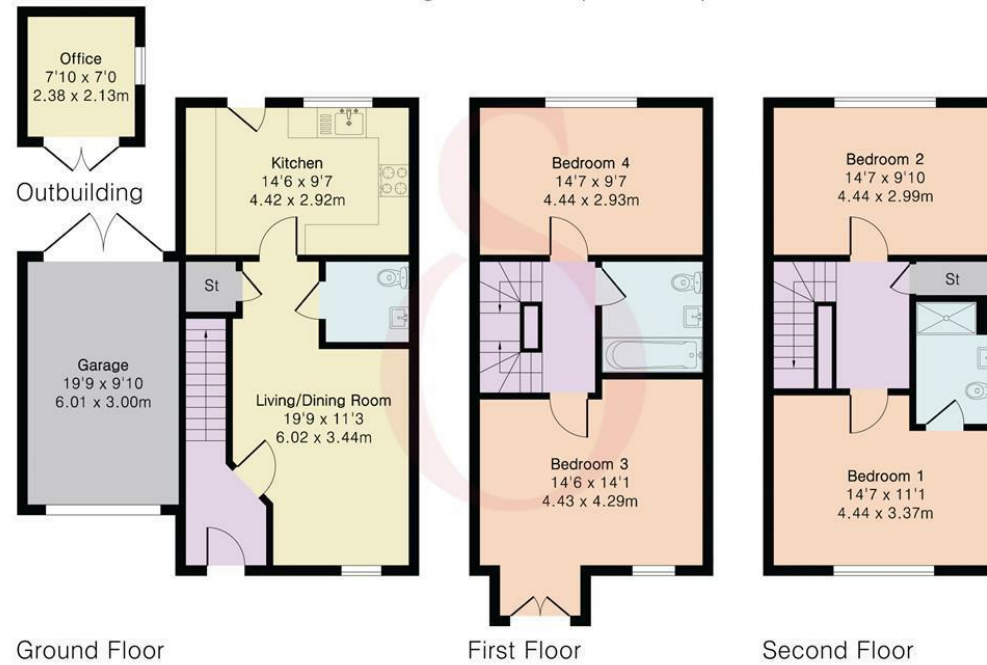
Ground Floor Area 432 sq ft – 40 sq m

First Floor Area 449 sq ft – 42 sq m

Second Floor Area 432 sq ft – 40 sq m

Garage Area 194 sq ft – 18 sq m

Outbuilding Area 55 sq ft – 5 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.



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