



71, Queens Road, Hertford  
SG13 8BB

Asking Price £925,000



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## 71 Queens Road, Hertford, SG13 8BB

Steven Oates are delighted to offer this rare opportunity to purchase a beautiful four-bedroom semi-detached family home, ideally positioned on one of Hertford's most sought-after roads on the highly desirable south side of town. The property itself benefits from a spacious entrance hallway, a beautiful bay-fronted living room to the front of the house, a well-proportioned separate dining room, and a fitted kitchen which leads through to a useful utility room. Upstairs, the first floor offers a spacious landing providing access to three generous bedrooms. The principal bedroom benefits from fitted wardrobes and enjoys stunning views over the rear garden and the privately owned field beyond. The second floor features an additional well-sized bedroom forming part of the loft conversion. One of the standout features of this wonderful home is undoubtedly the beautifully landscaped rear garden, which has recently been enhanced with a newly installed patio. Extending to approximately 80ft in length, the garden enjoys exceptional views across the private field beyond.

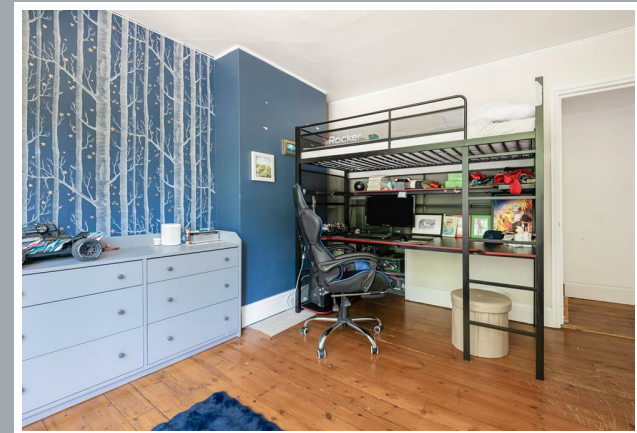
Situated on the ever-popular south side of Hertford, Queens Road is ideally positioned within easy reach of Hertford town centre, offering an excellent selection of independent shops, cafes, restaurants and bars, along with a range of everyday amenities. Both Hertford East and Hertford North stations are nearby, providing convenient access into London Liverpool Street and Moorgate respectively, making the area particularly attractive for commuters. The property is also well placed for a number of highly regarded schools including Abel Smith, Simon Balle and Richard Hale, whilst nearby Hartham Common and the surrounding countryside provide an abundance of leisure facilities, riverside walks and open green spaces. Hertford itself is a charming and historic market town, well known for its vibrant community feel, picturesque streets and excellent transport links.



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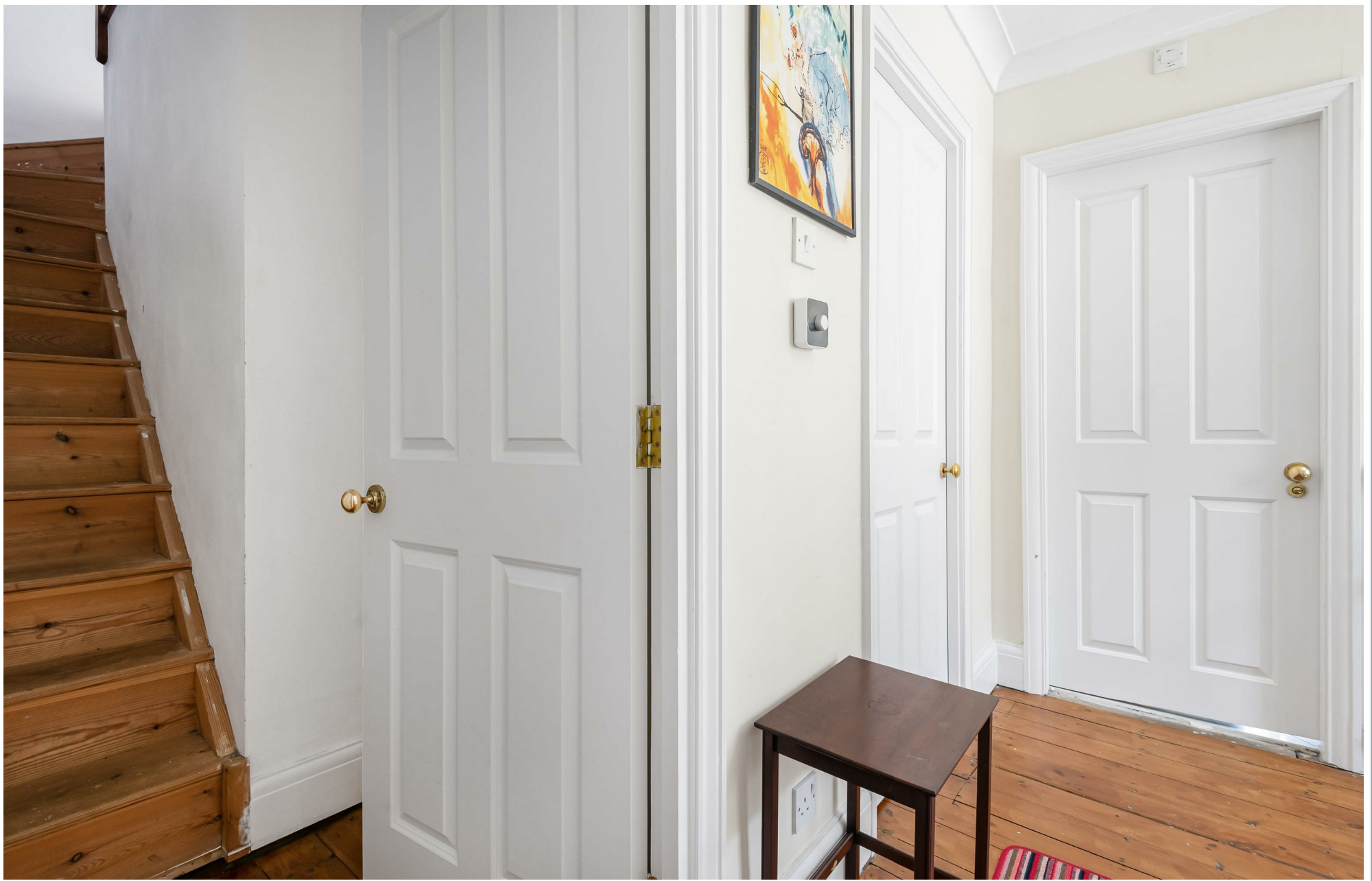


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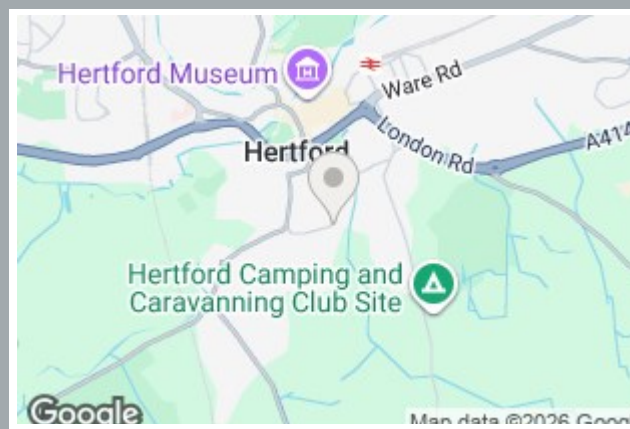




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# Approximate Gross Internal Area 1439 sq ft - 133 sq m

Ground Floor Area 640 sq ft – 59 sq m

First Floor Area 596 sq ft – 55 sq m

Second Floor Area 203 sq ft – 19 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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