



16A North Road, Hertford, SG14 1LS
Guide Price £800,000



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This is a modern 4-BEDROOM family home in an EXCELLENT location within the historic town of Hertford. Four bedrooms, two bathrooms, two receptions and a LARGE kitchen breakfast room gives you lots of space.

North Hertford is always a very popular location with perfect road and train access within minutes of this tucked away home. The rail connection is ideal for LONDON. Also in the catchment of FANTASTIC schools. The town centre, in particular the Andrew's Street area, is only a short walk away as are local services and all amenities including swimming, Library and Hertford Theatre among many excellent eateries. Sainsburys is also close by for that weekly shop.

The current owners have lived in the house for 30 happy years and will be down-sizing locally as the family have now grown up and started their own lives elsewhere.



Entrance Hall

Glazed front door with window panel to side. Good entrance with storage and access to hall

Inner Hall

Understairs storage cupboard, with stairs to first floor. Doors to Kitchen breakfast room, Dining room, utility and ground floor W/C

Dining Room 13'0" x 8'1" (3.96m x 2.46m)

Formal Dining Room with Large window to front aspect

Kitchen Breakfast Room

18'1" x 12'1" (narrowing to 10" (5.51m x 3.68m (narrowing to 3.05m)

Kitchen Area. Extensive range of base and wall units with worksurfaces and return breakfast bar which separates the 2nd dining area. Space for Dishwasher and tall fridge freezer. Double tower oven. Window with views of rear garden
Breakfast area. EXCELLENT space for large table and chairs. Alternatively could be used as a lounge, Double patio door to rear garden

Utility Room 7" x 6" (2.13m x 1.83m)

Worksurface with space beneath for 2 undercounter appliances. Space for tall Fridge Freezer. Large floor to ceiling storage cupboards. Further storage above worksurface. Shelving area

Ground Floor WC

Concealed Cistern W/C, Wall mounted wash hand basin

First Floor Landing

Stairs to 2nd floor, doors to all 1st floor

Main Lounge

18'1" x 12'1" (narrowing to 10" (5.51m x 3.68m (narrowing to 3.05m)

EXCELLENT Bright and Airy room. The full width of the property with 2 large windows overlooking the rear garden

Master Bedroom

13'1" (into fitted wardrobes) x 12" (3.99m (into fitted wardrobes) x 3.66m)

PERFECT Master bedroom. Two windows to front aspect. Built in wardrobe and door to En-Suite

En-Suite

Walk-in shower with shower head over. Concealed Cistern W/C, Vanity style Wash Hand Basin, Chrome Heated Towel Rail. Fully tiled walls and tiled floor.

Study Area 7" x 3" (2.13m x 0.91m)

Small Study area with built-in desk and window to front aspect

2nd Floor GALLIERIED Landing

Currently used as a library area this a bright and welcoming space with extensive built-in book casing, window to front aspect. Loft access, and doors to all 2nd floor rooms

Bedroom Two 13'1" x 12" (3.99m x 3.66m)

Currently used as a double office with extensive storage this is a FANTASTIC 2nd bedroom. Two Large windows to front aspect

Bedroom Three 10'1" x 10" (3.07m x 3.05m)

Built-in wardrobe to one wall. Large window to rear aspect

Bedroom Four 12" x 7'1" (3.66m x 2.16m)

Good 4th Bedroom with window to rear aspect

Family Bathroom

Family size bathroom with panel bath and shower attachment over. Close coupled W/C with Pedestal Wash Hand Basin. Fully Tiled Walls and Tiled Floor, Chrome Heated Towel Rail

Parking

Two private parking spaces with additional space used for turning or possibly as a visitor space

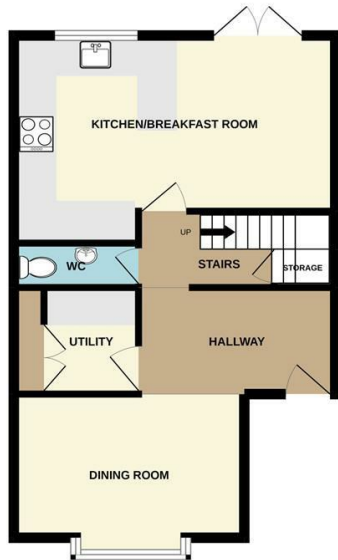
Garden

Lovely Sunny un-over looked garden. A pretty garden with established planting. A pedestrian path to the side aspect and gate to front of property.

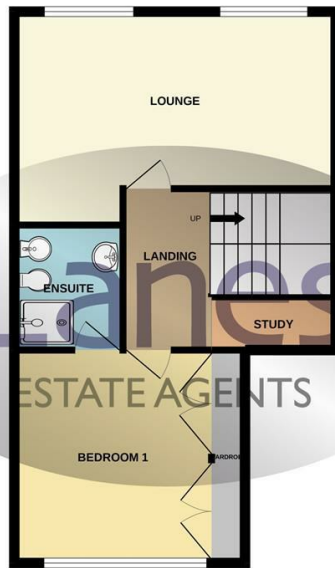




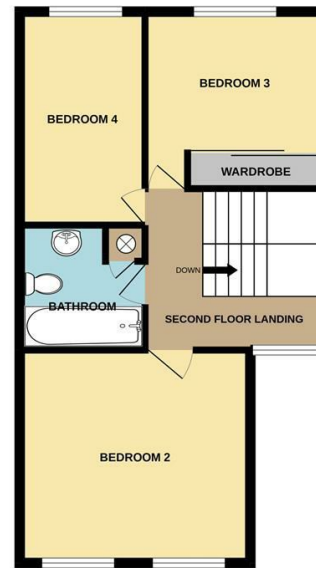
GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.

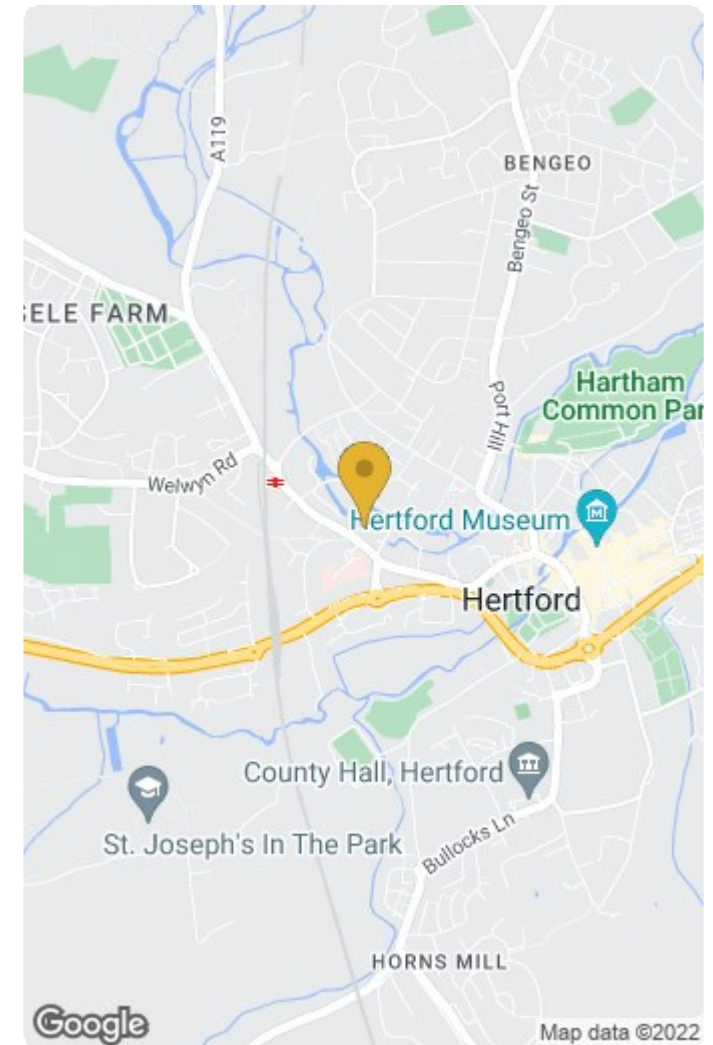


2ND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1455 sq.ft. (135.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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