



£380,000

Hertingfordbury Road, Hertford

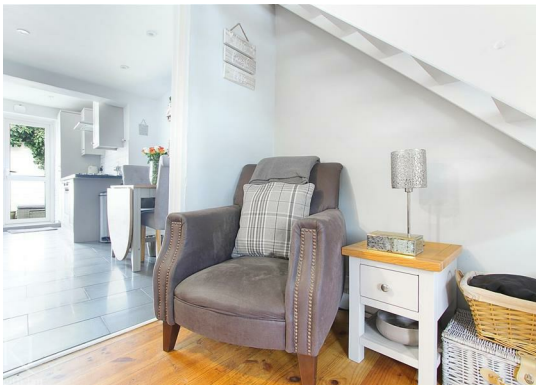
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22 Hertingfordbury Road, Hertford, SG14 1JX

Keith Ian are pleased to offer for sale this 2 bedroom period property offering a great mix of character features and modern fittings. The property has been extended to the rear, giving this property a stunning kitchen/ diner which is of contemporary shaker style design. The shower room has also been upgraded with modern fittings and a lovely walk in shower. To complete the ground floor there is a cosy lounge with stairs to the first floor. Upstairs there are 2 bedrooms where the main bedroom offers ample storage/ wardrobe space. The property benefits from double glazing, gas central heating and a low maintenance rear garden.

Hertford is located approx 20 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414. The vibrant town centre offers a superb array of amenities including convenience stores, boutique shops, restaurants and public houses. The River Lee runs to Hertford which offers scenic walks towards through Ware to the North and Broxbourne to the South.

Hertford benefits from 2 mainline stations is located under a quarter of a mile from the property and offers services into Liverpool Street/ Stratford and Kings cross. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale.



Accommodation Comprises

Lounge

12'7 x 10'8

Kitchen/ Diner

16'4 x 7'3

Shower Room

First Floor

Bedroom One

10'8 x 9'10

Bedroom Two

14'4 x 8'1

Garden

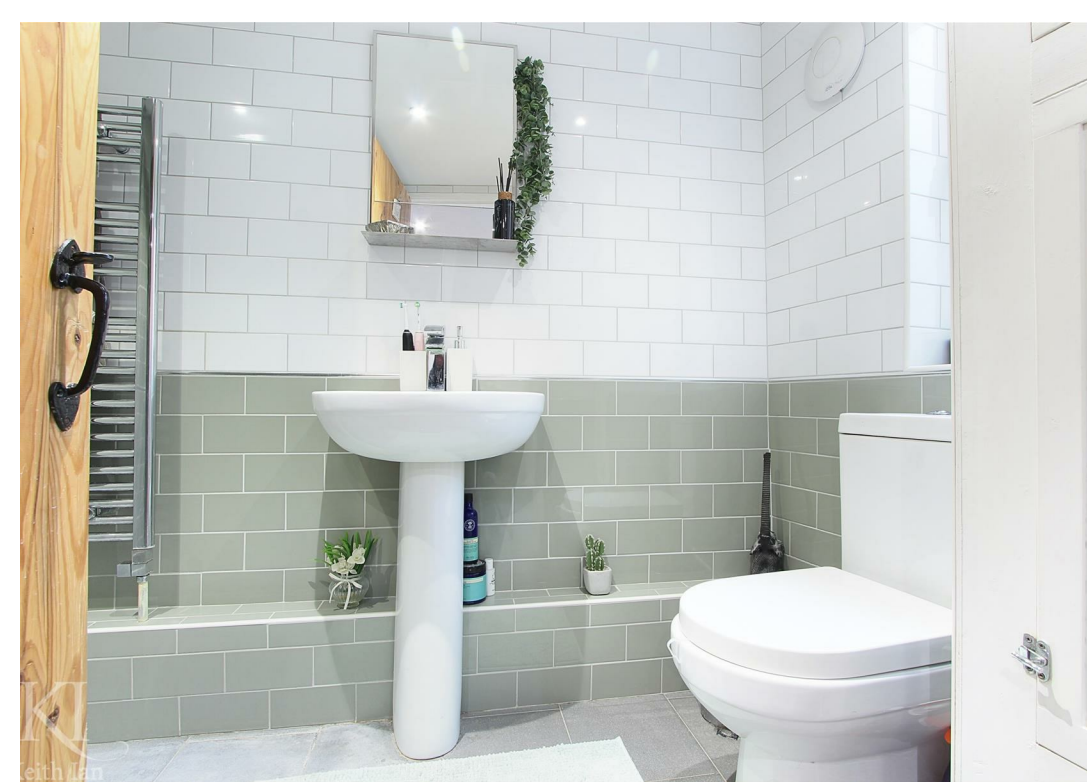
what3words

[///happen.trees.clever](https://www.what3words.com/happen.trees.clever)

Council Tax

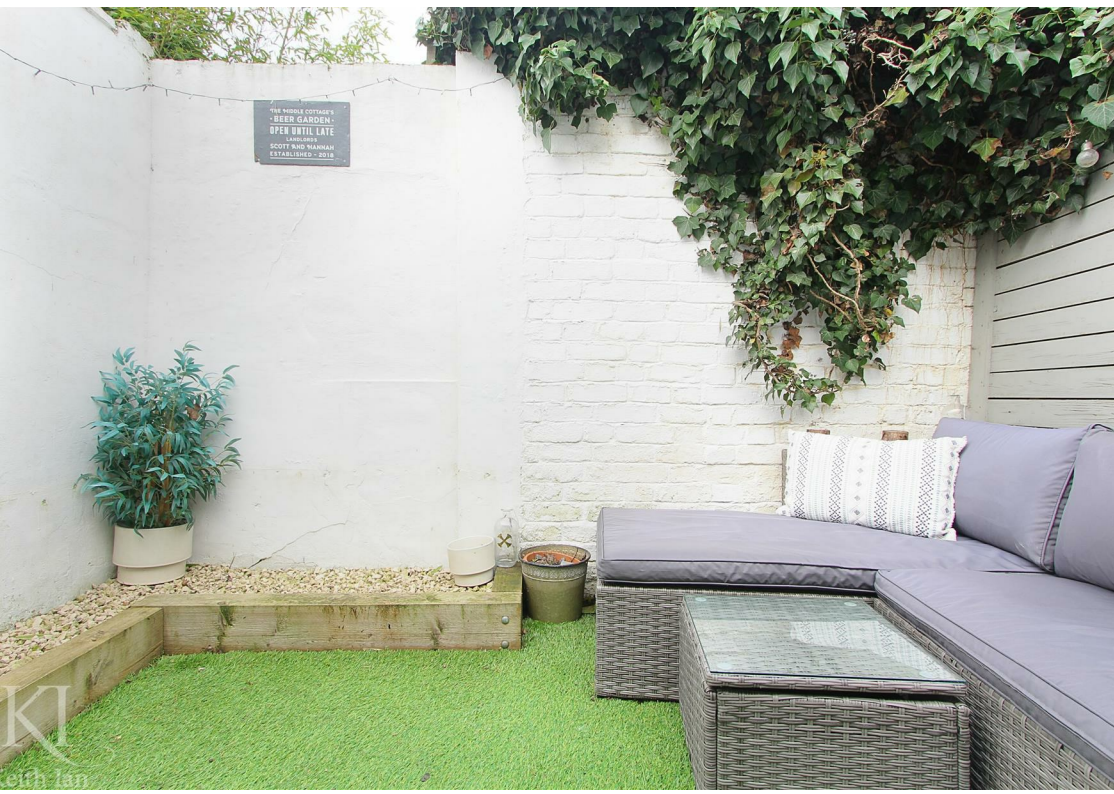
Band C

Annual cost £1,814.58 for 2022/23



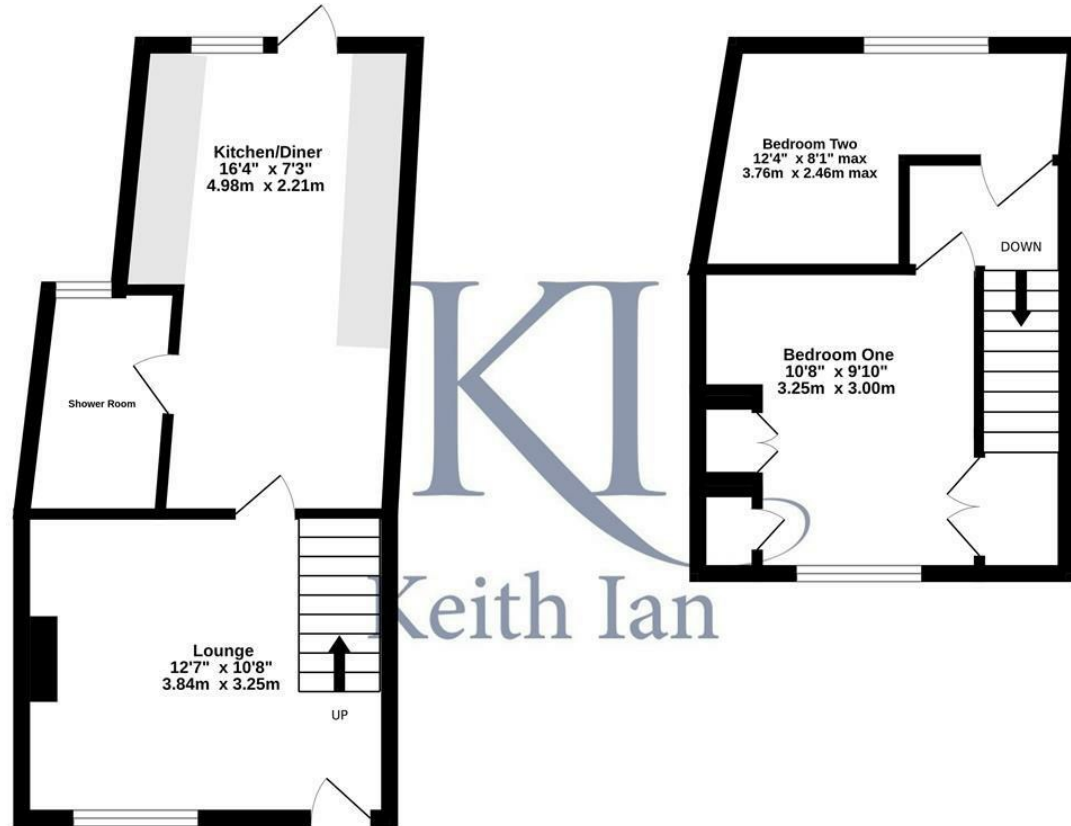






Ground Floor
314 sq.ft. (29.2 sq.m.) approx.

1st Floor
230 sq.ft. (21.3 sq.m.) approx.

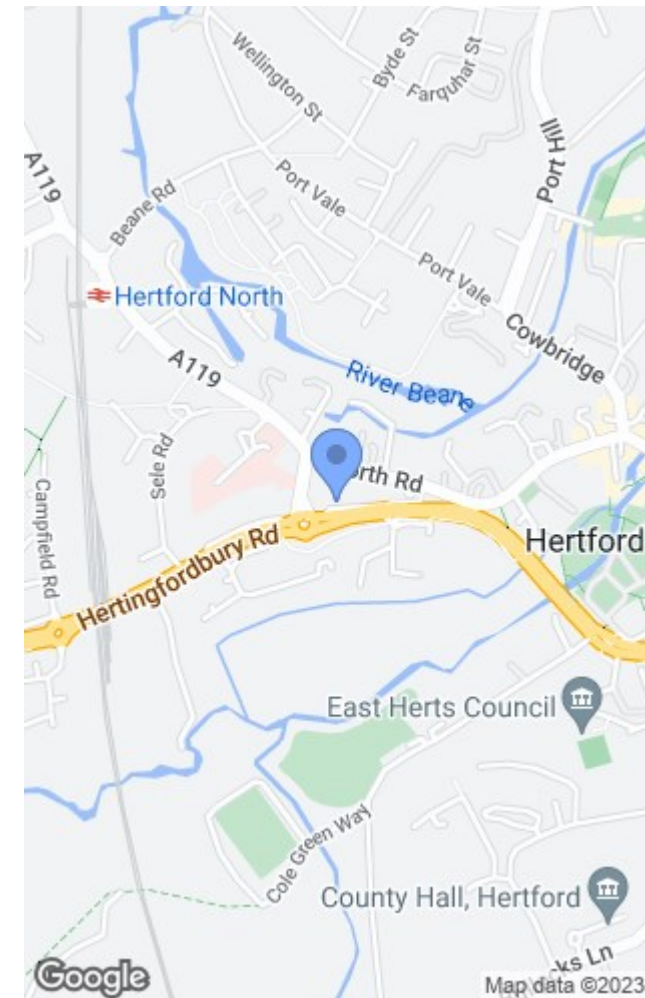


Keith Ian

TOTAL FLOOR AREA : 544 sq.ft. (50.5 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

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