

62 St. Andrew Street
Hertford, Hertfordshire SG14 1JA
Guide price £450,000





62 St. Andrew Street Hertford, Hertfordshire SG14 1JA

A two double bedroom luxury home which forms part of an exclusive new development of just four mews houses in the heart of thriving Hertford with its eclectic mix of shops, restaurants and cafes, with a garage and courtyard terrace.

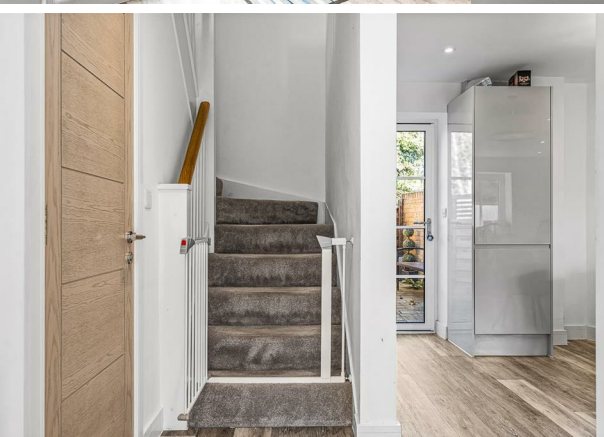
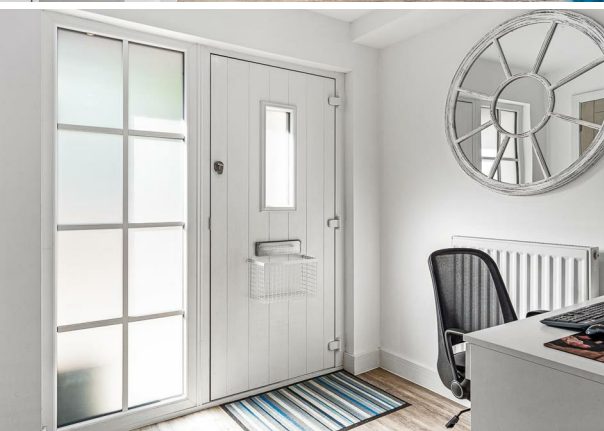
The home is designed for open plan living and entertainment.

The ground floor offers entrance hall, kitchen breakfast room, cloakroom/WC and access to the terrace.

The stylish first floor offers lounge, two bedrooms and the bathroom.

The garage is located behind security controlled gates.





Ground Floor
Approx. 31.6 sq. metres (340.1 sq. feet)



First Floor
Approx. 57.2 sq. metres (615.9 sq. feet)



Outbuilding
Approx. 14.3 sq. metres (153.5 sq. feet)



Total area: approx. 103.1 sq. metres (1109.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

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

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk