22 Hertingfordbury Road
Hertford, Hertfordshire SG14 1JX
Guide price £350,000

morgan alexander

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This charming property blends period character with practical modern living. Features include stripped wood flooring, characterful wooden doors and a contemporary open fireplace creating a comfortable and inviting living space.

The ground floor offers a bright living room leading through to a spacious fitted kitchen/breakfast room, thoughtfully arranged with ample work surfaces and space for dining. A modern ground floor shower room completes the layout. The kitchen provides direct access to a low-maintenance courtyard garden, ideal for outdoor seating and entertaining.

Upstairs, there are two well-proportioned bedrooms.

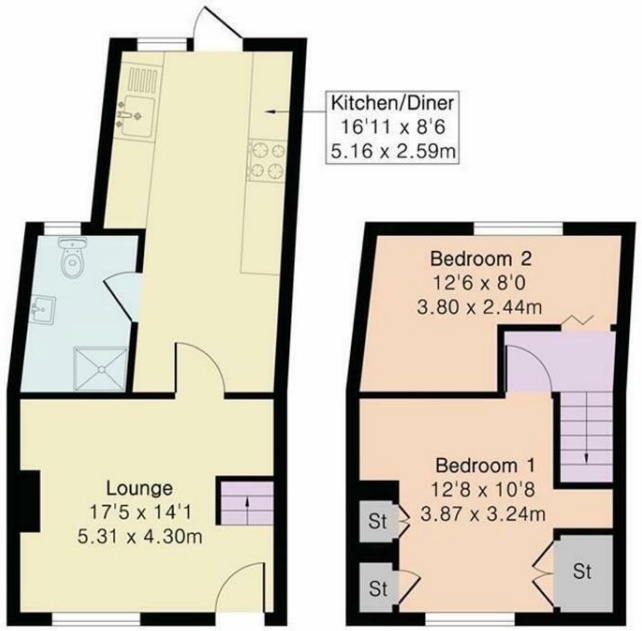
Externally, the property benefits from a private courtyard-style rear garden. Parking is available on-street on a first come, first served basis.

Hertford is one of Hertfordshire's most desirable market towns, and not by accident:
Transport: Two stations, Hertford North and Hertford East, give direct access into London (Moorgate and Liverpool Street). That dual-line flexibility matters.
Green space: Hartham Common and the River Lea offer proper outdoor space, not token parks.
Culture: Hertford Theatre (currently undergoing major investment) and Hertford Castle grounds give the town real identity, not just commuter convenience.
Food & drink: Strong independent scene. Cafés, pubs, and restaurants outperform most towns this size.
Schools: Well-regarded local schooling adds long-term demand stability.

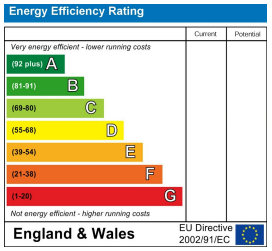
Approximate Gross Internal Area 548 sq ft - 51 sq m

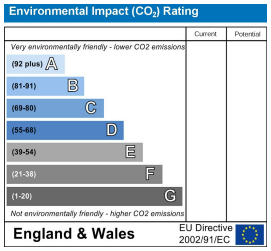
Ground Floor Area 314 sq ft – 29 sq m

First Floor Area 234 sq ft – 22 sq m



Ground Floor First Floor





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.

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The Property Ombudsman

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