

16A North Road  
Herford, Hertfordshire SG14 1LS  
Offers in excess of £675,000

**ma**  
morgan alexander







## 16A North Road Hertford, Hertfordshire SG14 1LS

This attractive four-bedroom town house is situated minutes from historic Hertford Town Centre and Hertford North station serving London Moorgate.

An idea family home with a lovely garden and parking for two cars on the front drive.

Accommodation consists;

Ground Floor: Entrance Hall, Kitchen./breakfast room, dining room, utility room and cloakroom.

First Floor: Large lounge, master bedroom with en suite and office.

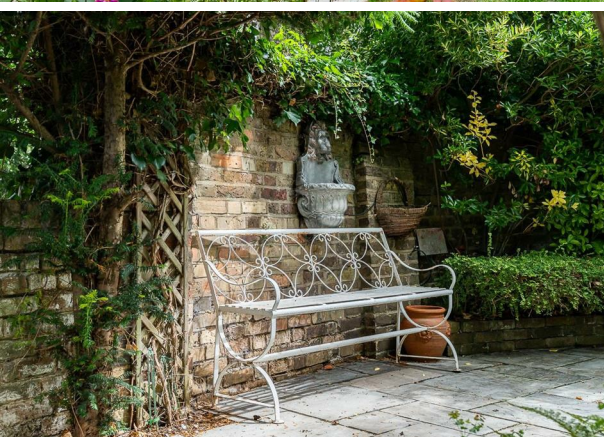
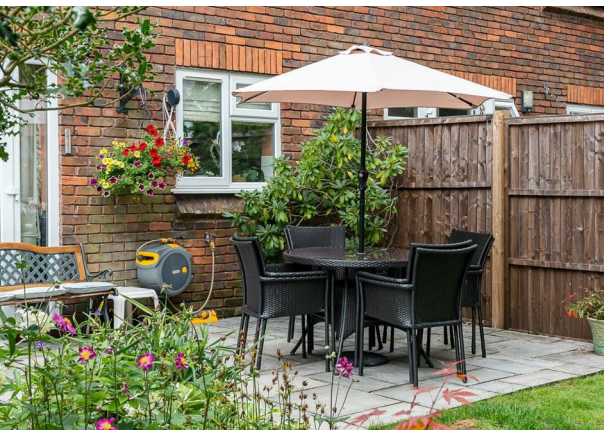
Second Floor: Three good sized bedrooms and family bathroom.

Hertford Town has many shops, restaurants, leisure facilities and a near completion theatre/cinema - All within waling distance.

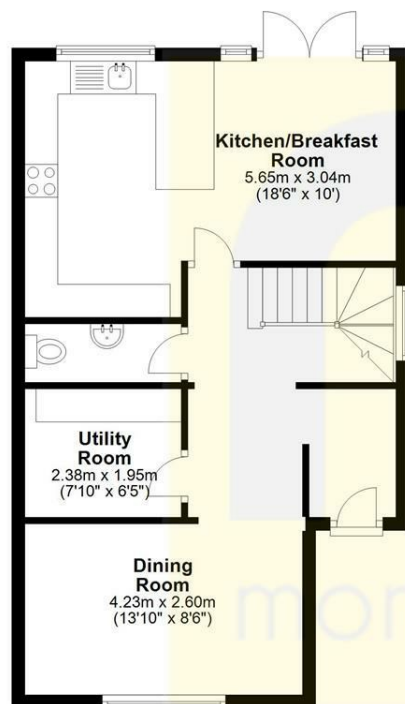




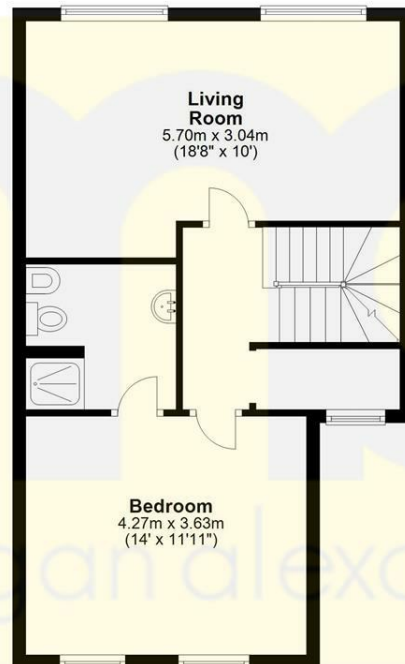




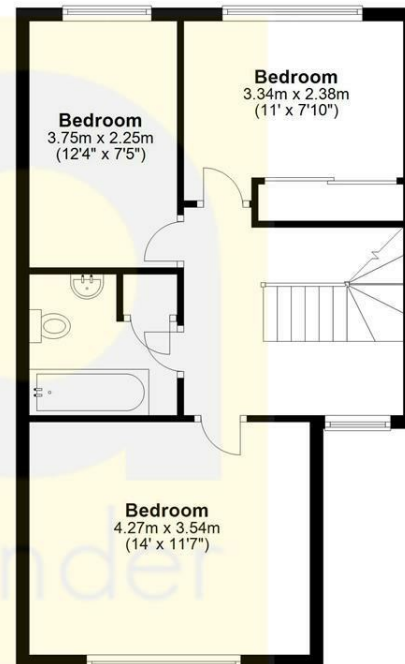
**Ground Floor**  
Approx. 50.6 sq. metres (544.2 sq. feet)



**First Floor**  
Approx. 49.5 sq. metres (533.3 sq. feet)

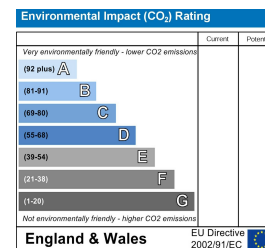
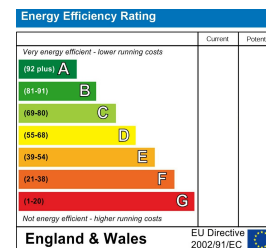


**Second Floor**  
Approx. 49.7 sq. metres (534.7 sq. feet)



Total area: approx. 149.8 sq. metres (1612.2 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](http://www.matthewkyle.co.uk)



**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](http://morgan-alexander.co.uk)



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