

**2 Bayley Hall Mews Queens Road
Herford, SG14 1XH
Offers in the region of £425,000**

ma
morgan alexander





2 Bayley Hall Mews Queens Road Hertford, SG14 1XH

CHAIN FREE and set within a rarely available gated development in the heart of Hertford, this superb two-bedroom home offers an exceptional opportunity for first-time buyers, downsizers, and investors alike.

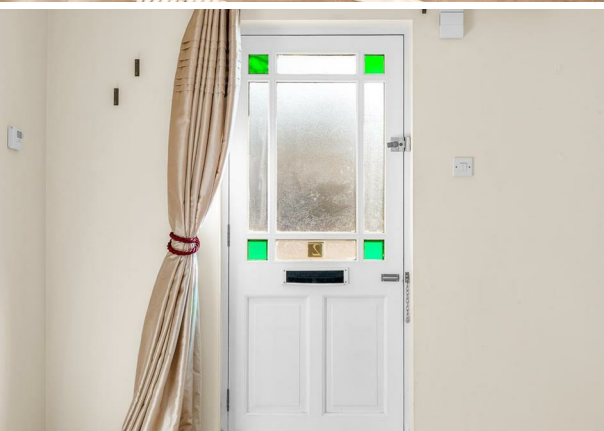
Perfectly positioned on Queens Road, 2 Bayley Hall Mews is just a short stroll from Hertford's vibrant town centre, with its wealth of local shops, cafes, and restaurants. Both Hertford East and Hertford North mainline train stations are within easy reach, providing excellent transport links into London.

Step inside to discover spacious accommodation spread across two floors, including an impressive living room with sash windows that flood the space with natural light and a separate fitted kitchen. Upstairs, you'll find two double bedrooms and a modern bathroom, all benefiting from gas central heating.

Externally, the property boasts allocated parking to the front, all within the security of this sought-after gated development. Additionally, there is a small outbuilding at the end of the car park, shared with the other properties, providing useful extra storage.

A fantastic opportunity to secure a home in this prime town centre location – early viewing is highly recommended!





Ground Floor

Approx. 31.4 sq. metres (338.5 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 63.0 sq. metres (677.9 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.

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