

24 Page Road
Herford, SG13 7JJ
Guide price £400,000

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The property offers well-proportioned accommodation of approximately 856 sq ft, including a spacious living room and a generous kitchen/dining area to the rear, along with three bedrooms and a family bathroom on the first floor. While the property would benefit from updating throughout, it provides a fantastic blank canvas for improvement and personalisation.

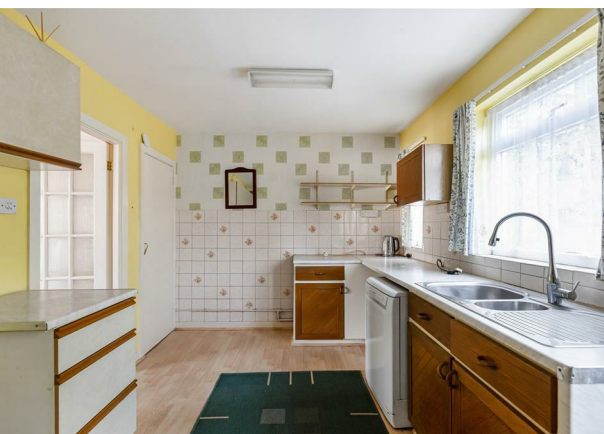
A particular feature of the home is the sizeable tiered rear garden, which is mainly laid to lawn and offers a good degree of privacy. The garden also benefits from a rear gate providing direct access to a nearby park, with pleasant walks leading through to Foxholes Farm Shop and Hertford Heath.

To the front, the property offers off-street parking and access to a garage, with further potential to extend to the side and rear, subject to planning permission.

Page Road is ideally positioned for convenient access to Hertford town centre, offering a range of shops, restaurants and amenities. Hertford East station is within walking distance, providing direct links into London, and the property is well placed for the highly regarded SG13 schooling as well as easy access to the A10.

An ideal purchase for families, commuters or investors seeking a property with significant potential in a sought-after location.



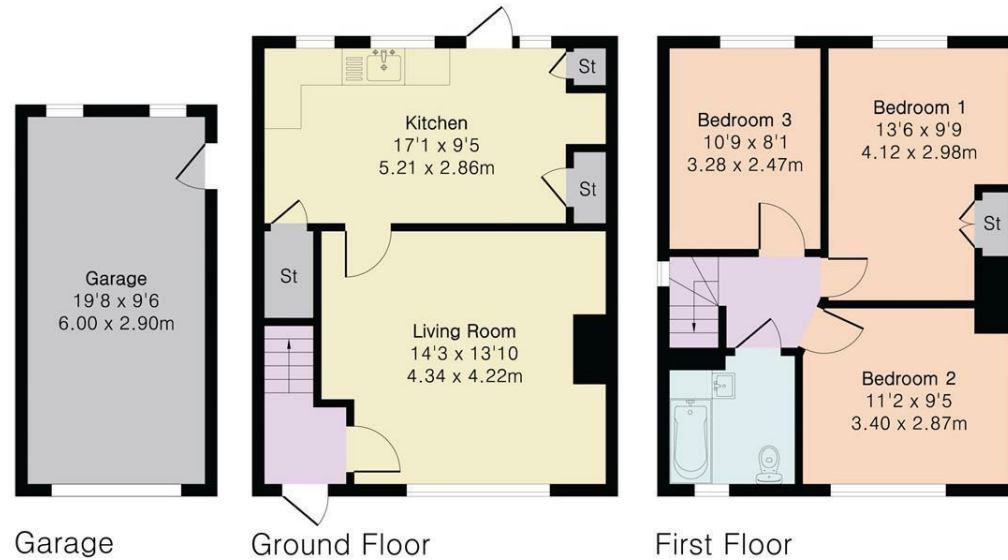


Approximate Gross Internal Area 856 sq ft - 80 sq m (Excluding Garage)

Ground Floor Area 428 sq ft – 40 sq m

First Floor Area 428 sq ft – 40 sq m

Garage Area 187 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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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