



| 19a Old Cross | Hertford | SG14 1RE

Price guide £600,000

HIGHLY INDIVIDUAL CHARACTER TOWNHOUSE home representing the HEIGHT OF GOOD TASTE and situated at the heart of the town centre enjoying a PEACEFUL yet DISCRETELY CONVENIENT location amidst all amenities and within easy walking distance of BOTH RAIL STATIONS. Painstakingly recreating the mood of a BYEGONE ERA throughout the well proportioned and versatile accommodation arranged OVER THREE LEVELS much of which enjoys many delightful character touches. Grade 2 listed with accommodation to include a gorgeous sitting room, an ATTRACTIVE 17' KITCHEN/DINER and a refurbished LUXURY MAIN BATHROOM, with further EN-SUITE SHOWER room and downstairs cloakroom.



shepherds  
A better home  
moving experience



Front door leading into:

**Entrance Hall:**

Sash window to front, exposed floorboards, radiators, stairs to first floor and doors to:

**Cloakroom:**

Recessed spot light, low level WC, wash hand basin, radiator and tiled flooring.

**Sitting Room:**

14'11 x 12'11 (4.55m x 3.94m) Sash window to rear, feature open fireplace, built in cupboards to recesses, picture rail, radiator, television point, exposed floorboards and full width built in shelving and cupboards to one wall and door to:

**Kitchen/Breakfast Room:**

19'6 x 10'8 (5.94m x 3.25m) Dual aspect double glazed windows to rear and side with French patio doors into rear garden, fitted with a range of modern cream base and wall cupboards with contrasting solid work surfaces over incorporating inset enamel sink unit with mixer tap over, tiled flooring with underfloor heating, radiator, integrated washing machine, dishwasher and fridge freezer, appliance space for range style oven, sky light window, fully metro tiled wall and recessed spot lights.

**First Floor Landing:**

Sash window to front, radiator, built in cupboard with shelving and appliance space for tumble dryer and washing machine with plumbing provided, two sets of stairs leading to separate second floor areas and doors to:

**Bedroom 2:**

14'11 x 10'8 (4.55m x 3.25m) Sash window to rear, recessed wardrobes and airing cupboard housing hot water cylinder and wall mounted gas boiler, radiator and picture rail.

**Bedroom 3:**

16'5 x 10'8 (5.00m x 3.25m) Sash window to front, ornamental Victorian fireplace and radiator.

**Second Floor:**

**Bedroom 1:**

14'9 x 13'1 (4.50m x 3.99m) Sash window to rear, ornamental Victorian fireplace, access to loft space, radiator, exposed floorboards and built in wardrobes.

**Shower Room:**

7'9 x 6'11 (2.36m x 2.11m) Sash window to side, recessed tiled shower cubicle, low level WC, pedestal wash hand basin with mixer tap, tiled flooring, radiator, recessed spot lights, extractor and shaver point.

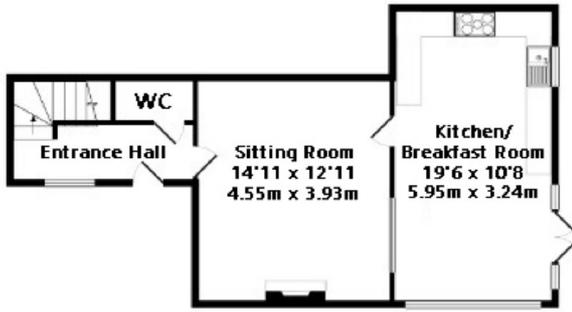
**Bathroom:**

11'11 x 11'7 (3.63m x 3.53m) Window to front, freestanding bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, two radiators, exposed timber beams and recessed spot lights.

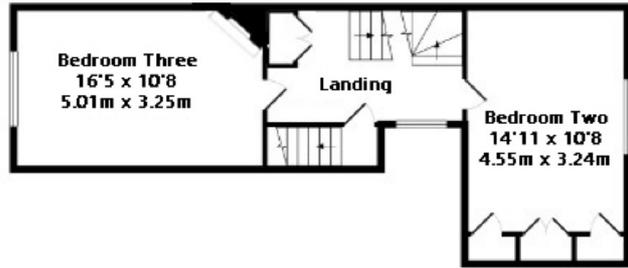
**Rear Garden:**



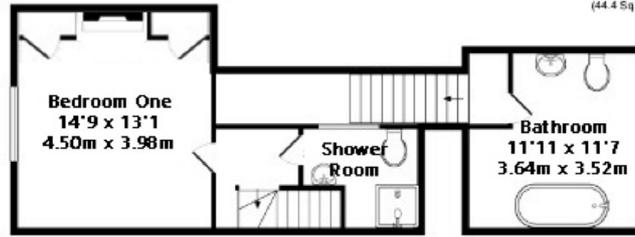




Ground Floor  
Approx. Floor Area 484 Sq.Ft. (44.9 Sq.M.)



1st Floor  
Approx. Floor Area 478 Sq.Ft. (44.4 Sq.M.)



2nd Floor  
Approx. Floor Area 484 Sq.Ft. (45.0 Sq.M.)

Total Approx. Floor Area 1446 Sq.Ft. (134.3 Sq.M.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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