

**GROUND FLOOR**

**1ST FLOOR**

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- Walking distance to town centre
- Walking distance to both Hertford stations
- Potential off street parking
- Single detached garage
- Victorian cottage
- Period features
- First floor bathroom
- Large rear garden
- Feature fireplace

## HORNS MILL ROAD, HERTFORD

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A beautifully presented two bedroom Victorian cottage in walking distance of both Hertford BR stations. With its own garage and potential for off street parking to the rear of the property with large garden and potential to extend (STPP) this is a unique property that really must be seen to be fully appreciated.

OFFERS OVER  
**£325,000**

Ware  
01920 412200

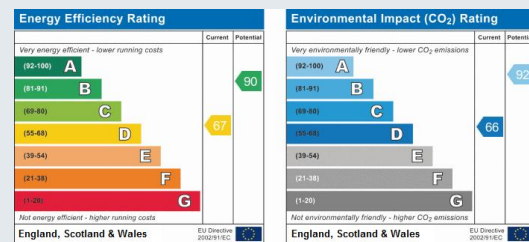
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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A beautifully presented two bedroom Victorian cottage in walking distance of both Hertford BR stations. With its own garage and potential for off street parking to the rear of the property with large garden and potential to extend (STPP) this is a unique property that really must be seen to be fully appreciated.

The property has accommodation that includes a lovely lounge with feature fireplace, kitchen/dining area with door to the large garden. On the first floor we have a modern white family bathroom, a lovely master bedroom with original wooden floors, fitted wardrobes either side of a feature fireplace, the second bedroom has a view over the rear garden and is an ideal home office space or nursery.

**LOUNGE** 11' 4" x 9' 9" (3.45m x 2.97m) Wonderful welcoming space with feature fireplace, sash window to front aspect, radiator and door leading to:

**KITCHEN/DINER** 12' 1" x 11' 4" (3.68m x 3.45m) With exposed wooden floor boards and a white country style kitchen with a mix of wall and base units, work surface over integrated gas hob, single bowl stainless steel sink with drainer and space for washing machine, dishwasher and fridge/freezer. Window to rear aspect, door leading to garden and stairs to:

**LANDING** Landing leading to:

**MASTER BEDROOM** 11' 4" x 9' 9" (3.45m x 2.97m) Sash window to front aspect, exposed wooden floor boards, feature fireplace and fitted wardrobes this really is a lovely inviting space

**BEDROOM TWO** 8' 5" x 5' 6" (2.57m x 1.68m) With fitted cupboard and sash window to rear aspect, this is the perfect home office or nursery

**BATHROOM** White three piece suite with bath with mixer tap and shower attachment, low level WC, pedestal sink, heated towel rail and extractor fan

**OUTSIDE (FRONT)** To the front there is a pretty small front garden with mature shrubs and paving

**OUTSIDE (REAR)** To the rear of the property is a good sized elevated garden. The space is large enough for a single storey extension to the rear of the property (STPP). At the rear of the garden is the separate single garage

**PARKING** There is a single garage accessed via hillside terrace, there is potential space to park a car in front of the garage to allow for private off street parking

