



25 Raynham Street, Hertford, SG13 7DE  
Offers In Excess Of £600,000



## 25 Raynham Street, Hertford, SG13 7DE

This extended and modernised three bedroom semi-detached property is located just a short walk from Hertford East train station and Hertford Town Centre. Internally, the accommodation has been extended to the rear, offering a spacious kitchen diner with Bi-Fold doors, underfloor heating and leads into the rear garden. The downstairs living area has also been altered to offer a separate utility and WC with stairs leading to a basement which could also be converted beyond storage.

There is an open fireplace in the living room in full working order with a beautiful cast iron grate.

Upstairs there are two double bedrooms, a single bedroom and a family bathroom. The main bedroom has extensive built-in cupboard space. The house has been rewired and has had a new boiler, water softener and heating system installed.

Externally, the property has a hard standing area to the front and side access leading to a low maintenance rear garden. There are two workshops / sheds with power and lighting as well as an external power source to the side of the house.

This home is located in within catchment of excellent local schools, amenities and transport links and early viewings are highly recommended to avoid disappointment.



**Lounge** 11'10 x 10'9 (3.61m x 3.28m)

**Kitchen Diner** 19'5 x 11'4 (5.92m x 3.45m)

**Utility Room** 7'11 x 5'10 (2.41m x 1.78m)

**Basement** 13'2 x 11'2 (4.01m x 3.40m)

**First Floor**

**Bedroom One**

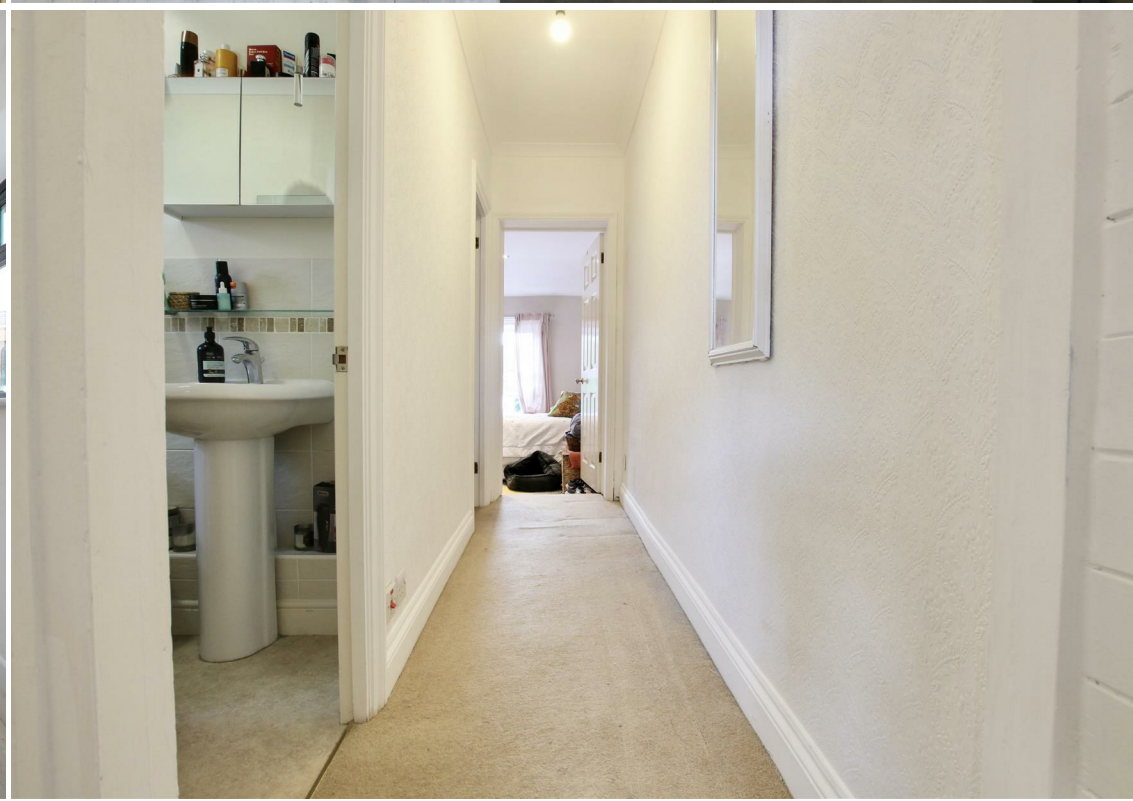
11'10 x 10'9 ( to wardrobes ) (3.61m x 3.28m ( to wardrobes ))

**Bedroom Two** 10 x 7'0 (3.05m x 2.13m)

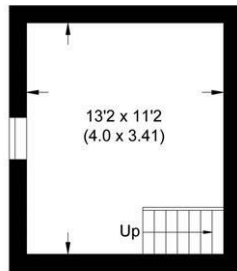
**Bedroom Three** 7'10 x 6 (2.39m x 1.83m)

**Workshop One**

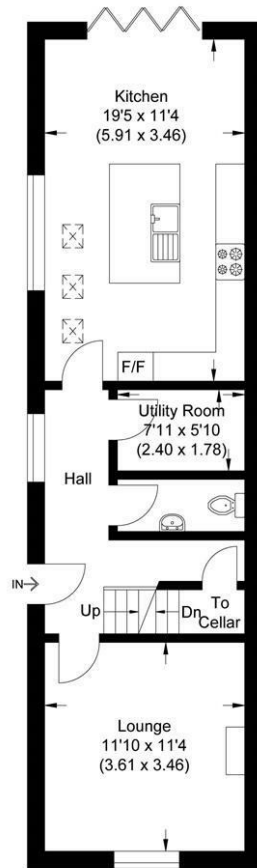
**Workshop Two**





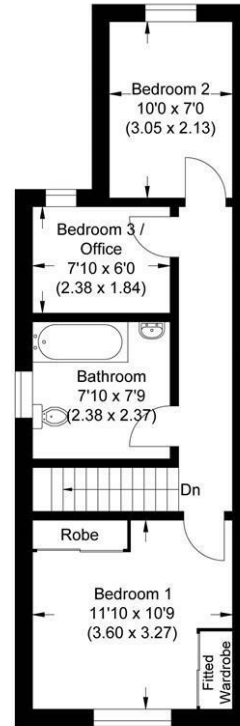


Basement / Cellar



Ground Floor

Approximate Gross Internal Area  
 99.10 sq m / 1066.70 sq ft  
 (Includes Basement / Cellar)  
 Basement / Cellar Area 13.64 sq m / 146.81 sq ft



First Floor

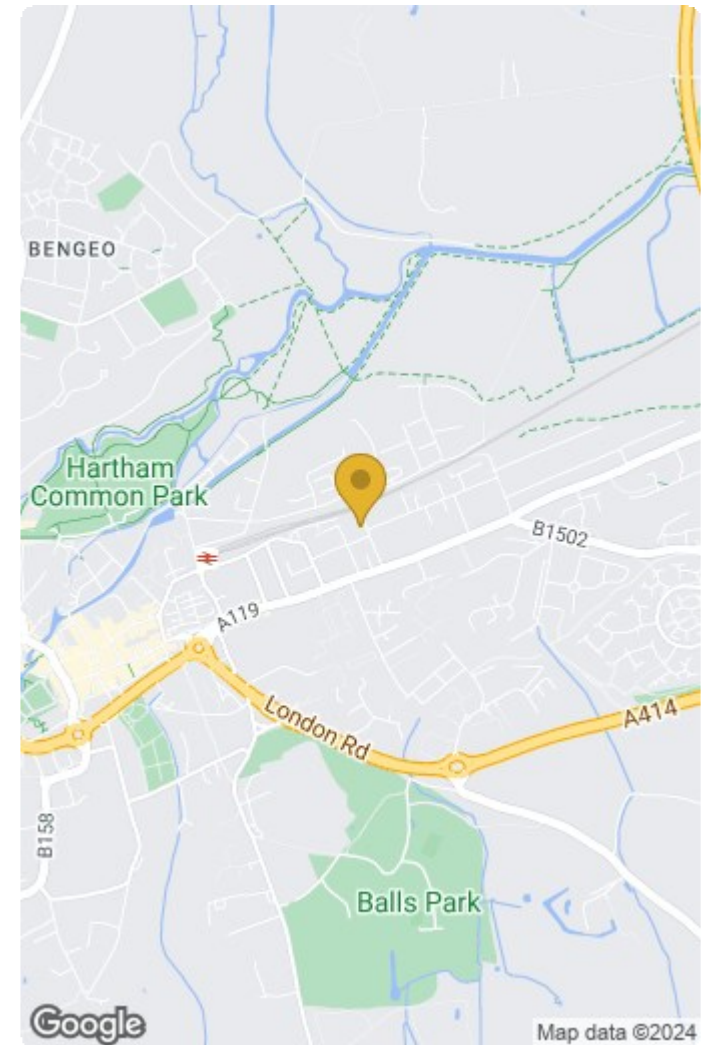


Illustration for identification purposes only, measurements are approximate, not to scale.

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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		

