

Claud Hamilton Way, Hertford, SG14  
Guide Price £685,000





# Claud Hamilton Way, Hertford SG14 1SR

A pristine 4 double-bedroom townhouse perfectly positioned within this gated development within 0.1 miles of Hertford East mainline train station & a short walk to Hertford Town centre.

## DESCRIPTION

First one available since they were built! This pristine 4 double bedroom townhouse is just one of 4 perfectly positioned within this gated development. You really have it all; a spacious family house with modern features throughout, kitchen/diner, lounge, balconies, bathroom that cause every guest bathroom envy, a neat and tidy rear garden ready to play in or entertain, an integral garage to the side which oozes with space and potential for conversion, and parking for at least 3 cars to the front...and its location is pretty perfect too! Situated within a minute walking distance to Hertford East BR station, serving Tottenham Hale and London Liverpool Street. A stones throw away is Hertford's Town Centre which has an elaborate range of shops, bars, eateries and parks including Hartham Common & the River Lea. It is also favourably located for Hertford's outstanding Primary and Secondary Schools.

Internal viewing will be a treat for all.

## ENTRANCE HALL

## INTEGRAL GARAGE

19' 6" x 9' 1" (5.95m x 2.78m)

## CLOAKROOM/WC

6' 0" x 5' 2" (1.83m x 1.6m)

## KITCHEN/DINER

16' 7" x 11' 10" (5.06m x 3.63m)

## FIRST FLOOR

## LIVING ROOM

16' 7" x 11' 8" (5.06m x 3.57m)

## BALCONY

## MASTER BEDROOM

16' 7" x 11' 10" (5.06m x 3.62m)

## ENSUITE

7' 1" x 6' 6" (2.16m x 2.00m)

## SECOND FLOOR

## BEDROOM 2

12' 1" x 10' 0" (3.69m x 3.07m)

## ENSUITE

12' 0" x 6' 2" (3.68m x 1.89m)

## BEDROOM 3

9' 7" x 9' 3" (2.94m x 2.82m)

## BEDROOM 4

12' 6" x 7' 0" (3.82m x 2.15m)

## FAMILY BATHROOM

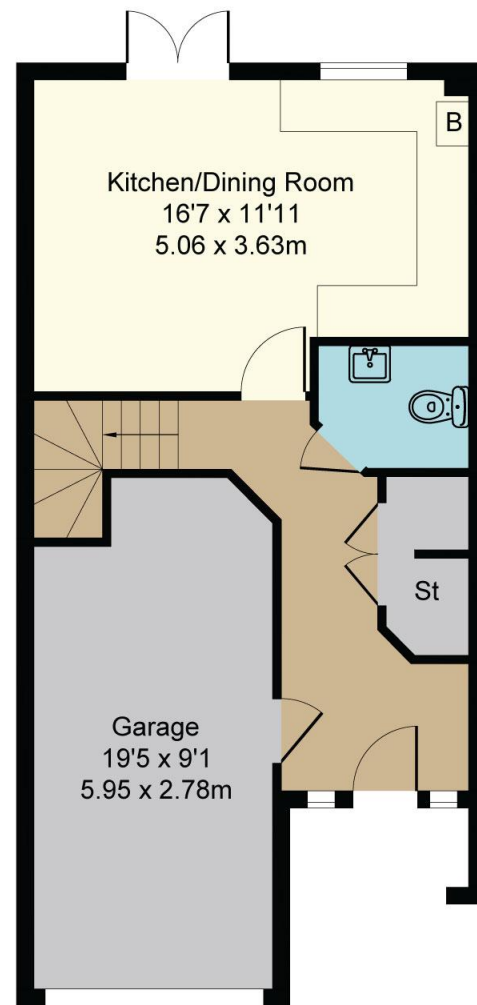
7' 0" x 6' 5" (2.15m x 1.98m)

## REAR GARDEN

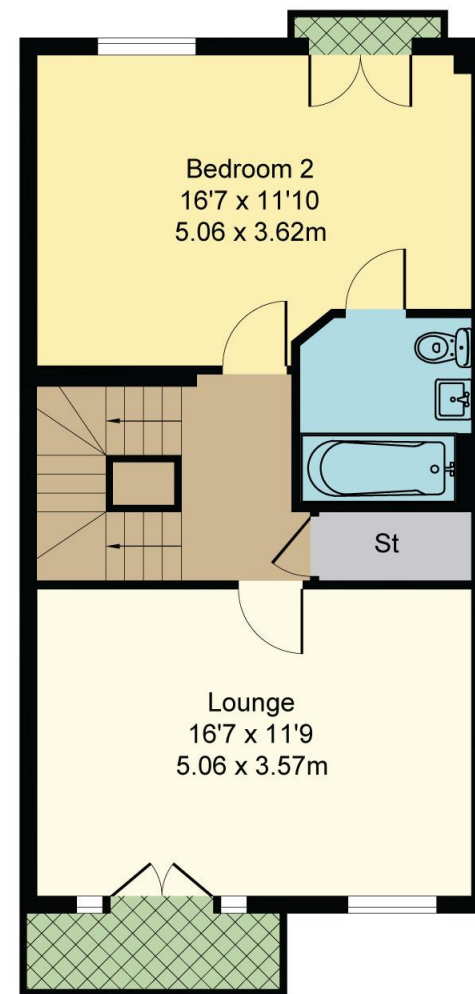
## PARKING FOR AT LEAST 3 CARS



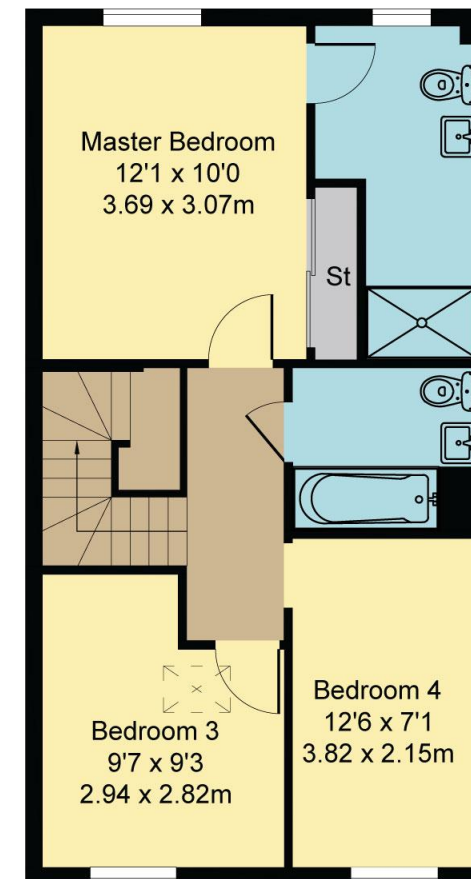
Approximate Gross Internal Area  
1586 sq ft - 147 sq m



Ground Floor



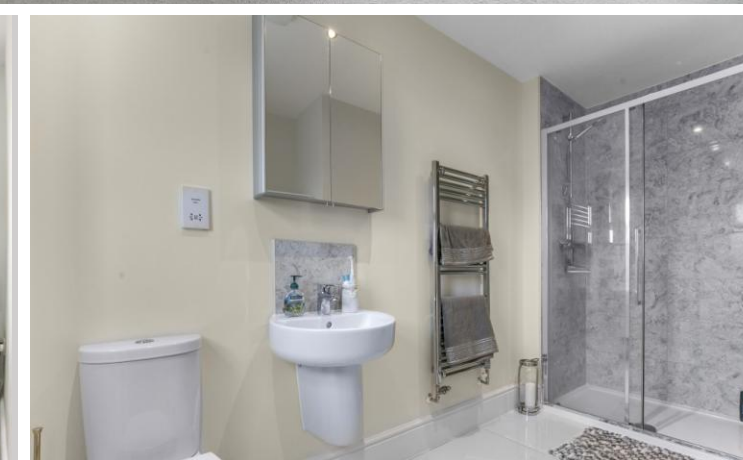
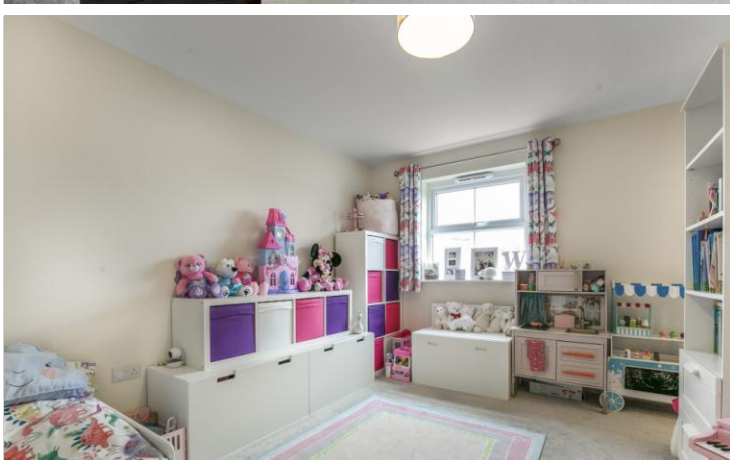
First Floor



Second Floor







Get in touch

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