

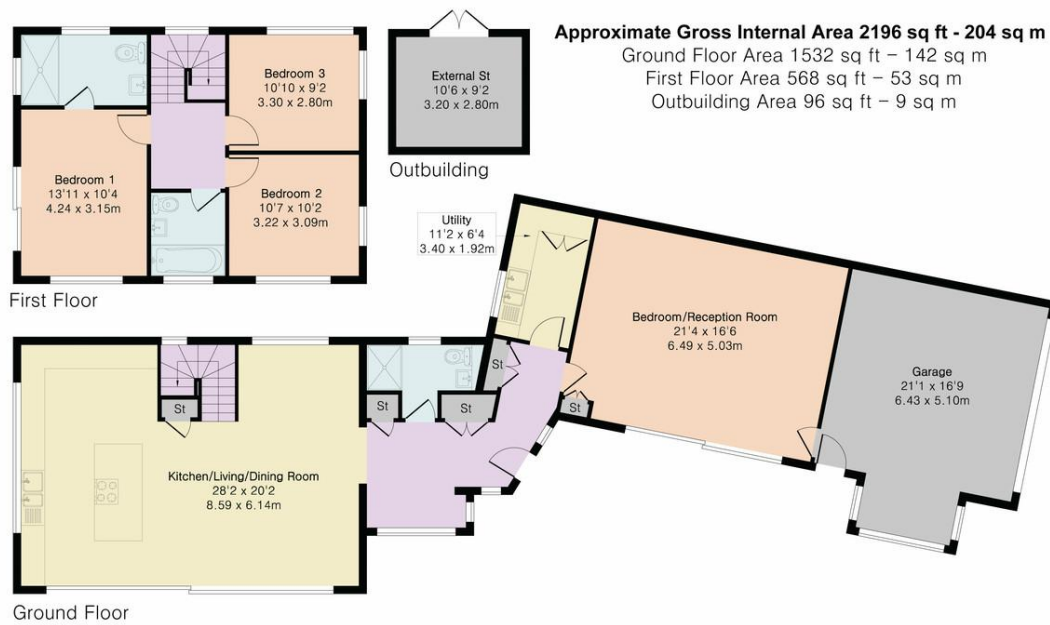


Steven Oates are pleased to offer this newly renovated, individual three/four bedroom detached home, with an attached reception room offering additional studio/office/annexe accommodation. The property comprises an open-plan living room/kitchen/dining room with sliding doors opening up to the garden, downstairs shower room, three upstairs bedrooms, an en-suite to the master bedroom, a garage and driveway.

Located within the sought-after town of Hertford, Molewood Road offers a premium location, with a short walk to the town centre; walking distance to both Hertford North & East train stations and within the catchment area for the exceptional local schools. Set on a triangular plot this well screened property is bordered to the River Beane and pond.

The property is complete with air source heat pump heating and double glazed windows and doors throughout. The rental amount includes a gardener, SKY glass TV and SKY. Available mid-August and is offered unfurnished.





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 as defined by RICS code of measuring practice. No guarantee is given on 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.





Whilst we endeavour to make our let particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to rent, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective tenants to commission their own survey or service reports before finalising any offer to purchase.