



A beautifully presented 4 bedroom, 2 bathroom modern detached house located in this exclusive gated development in Hertford. The property features a modern kitchen with integrated appliances, 20' lounge, garage and driveway for 2 cars & landscaped garden. The property is let Part-furnished and Available Now. WALKING DISTANCE TO TOWN & BR STATIONS. Noahs Court Gardens is conveniently located for Simon Balle, Richard Hale, Presdales, Morgans & Abel Smith School.







Approximate Gross Internal Area 1663 sq ft - 155 sq m
(Excluding Garage)

Lower Ground Floor Area 591 sq ft - 55 sq m
Ground Floor Area 335 sq ft - 31 sq m
First Floor Area 555 sq ft - 52 sq m
Second Floor Area 182 sq ft - 17 sq m
Garage Area 138 sq ft - 13 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

Steven Oates





Whilst we endeavour to make our sales 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 buy, 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 buyers to commission their own survey or service reports before finalising any offer to purchase.