

## 44 Ashbourne Gardens, Hertford, SG13 8BQ

Greenhill Estates is thrilled to present this CHAIN FREE, 4100sq ft detached home situated in a prestigious location behind two sets of private gates. Despite its very close proximity to Hertford town centre, the property is enveloped in tranquility, surrounded by lush trees and greenery, ensuring utmost privacy.

Featuring multiple reception spaces, a double garage, a large kitchen/diner, utility room, downstairs cloakroom, 5 double bedrooms and four bathrooms. Properties of this size and location are rarely available and one not to be missed. Viewing is highly recommended to fully appreciate all that this chain-free home has to offer.

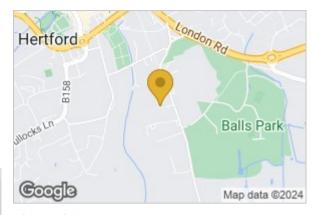








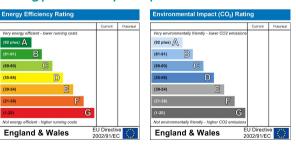
## Area Map



## Floor Plan



## **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.