



14, Grange Close, Hertford  
SG14 1LY  
Offers In Excess Of £600,000



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## 14 Grange Close, Hertford, Herts, SG14 1LY

Steven Oates are delighted to offer for sale this immaculately modernised three double bedroom DETACHED House. This ideal family home offers feature to include extended accommodation to include playroom/office on the ground floor, utility room and ground floor cloakroom. There is a lovely modern high spec kitchen, open plan lounge/dining room and a luxury first floor four piece bathroom. This property offers a DRIVEWAY with parking for two cars and a WEST FACING REAR garden extending to 65'. An early viewing is advised to avoid disappointment.

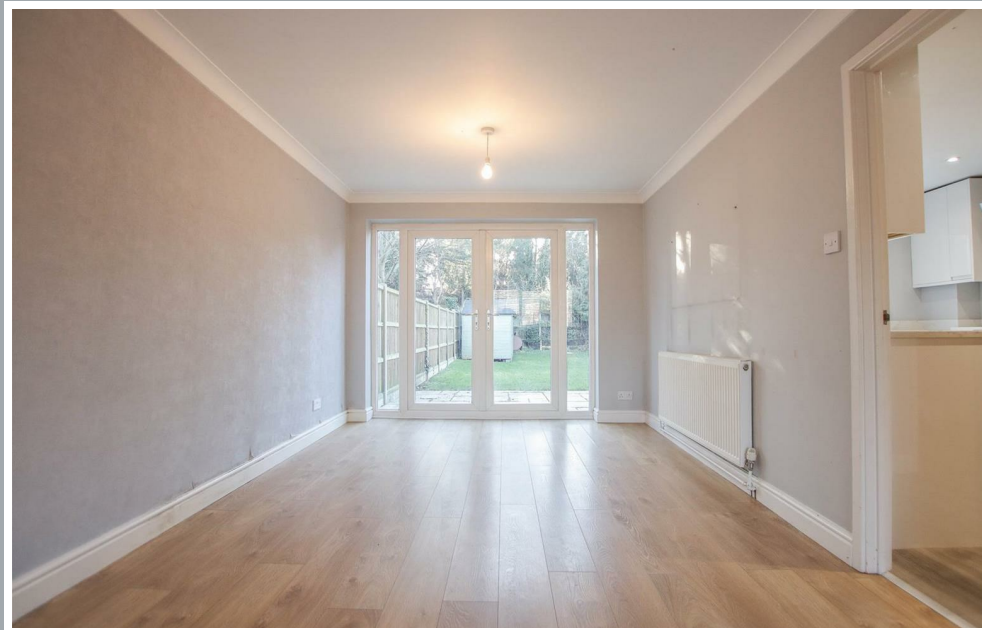
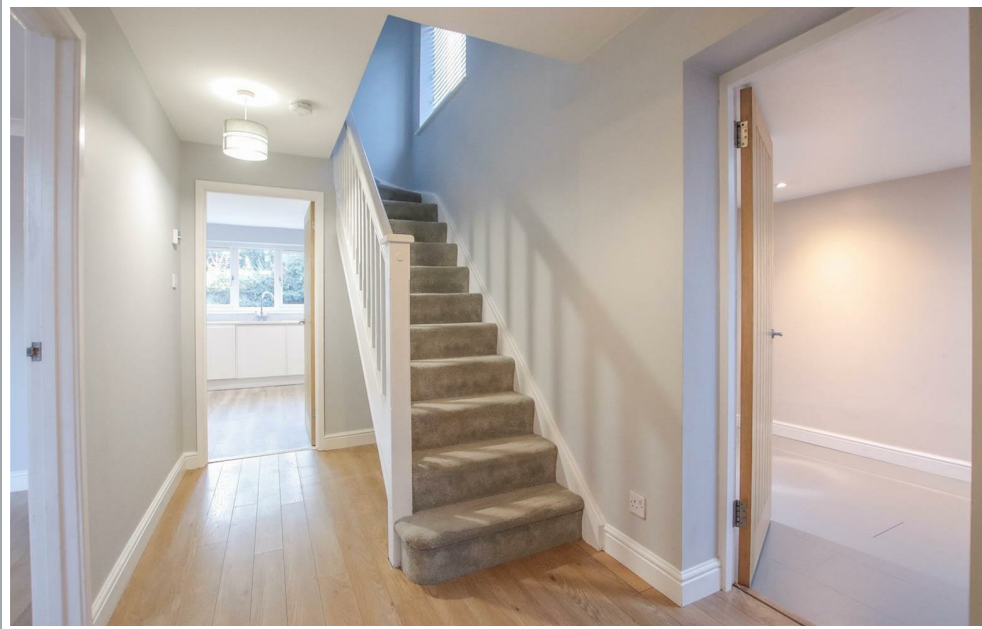
Situated within a quiet residential development, the property is only a short distance from Hertford North train station (less than 0.1 miles) which serves London's Moorgate. Hertford town centre is also close at hand offering a wide range of shops, restaurants and leisure facilities including a choice of public and private gyms.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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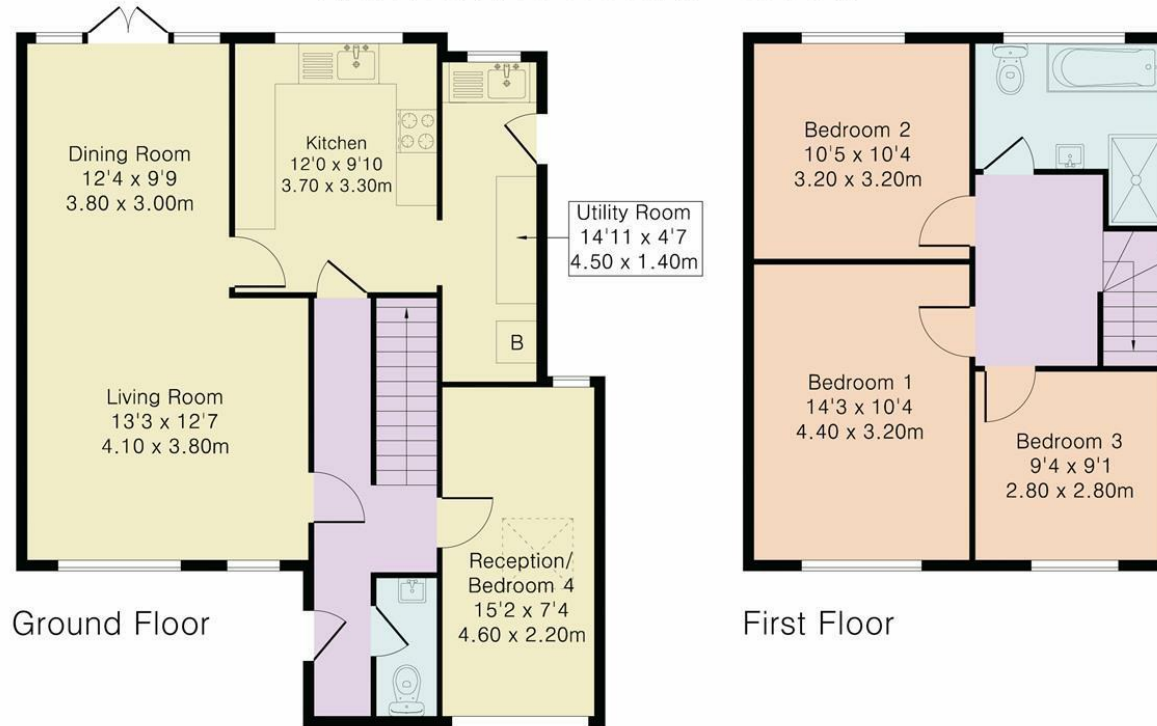




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Approximate Gross Internal Area 1207 sq ft – 112 sq m  
Ground Floor Area 720 sq ft – 67 sq m  
First Floor Area 486 sq ft – 45 sq m



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 practise. 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.



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.

