



6, Noahs Court Gardens, Hertford
SG13 8FD
Guide Price £849,995



stevenoates.com



6 Noahs Court Gardens, Hertford, Herts, SG13 8FD

Steven Oates are delighted to offer this three double bedroom modern home, nestled within this exclusive gated development on the highly sought after South Side of Hertford. The property is arranged over three floors and benefits from generously proportioned rooms. On the ground floor, there is a kitchen/diner leading direct onto the rear garden and bedroom of which has its own en-suite. On the first floor (Entry level), is a 20' lounge and garage. On the second floor, are two further bedrooms, one of which has its own en-suite and an additional family bathroom. Externally, there is off street parking for two cars. The rear garden is private and secluded and benefits from an outbuilding of which would be perfect for an office or summerhouse. Internal viewing highly recommended.

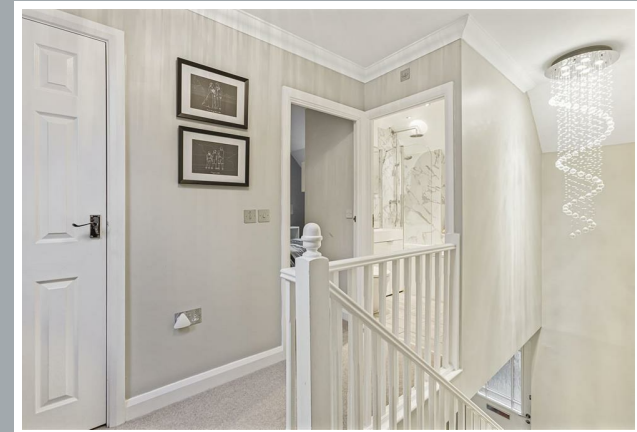
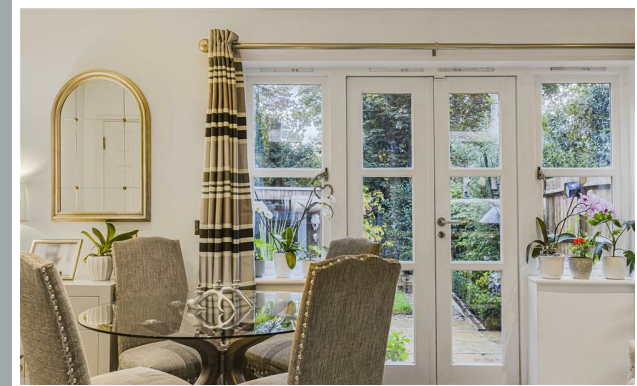
'Noahs Court Gardens' is set within this prestigious Gated Development just off Mangrove Road directly opposite the well reputed Simon Ball Primary/Secondary School. Located just a short walk from the highly desirable Hertford Town Centre & immediately accessible to Hertford North Station which provides a service into Kings Cross & Moorgate and Hertford East Station to London Liverpool Street.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



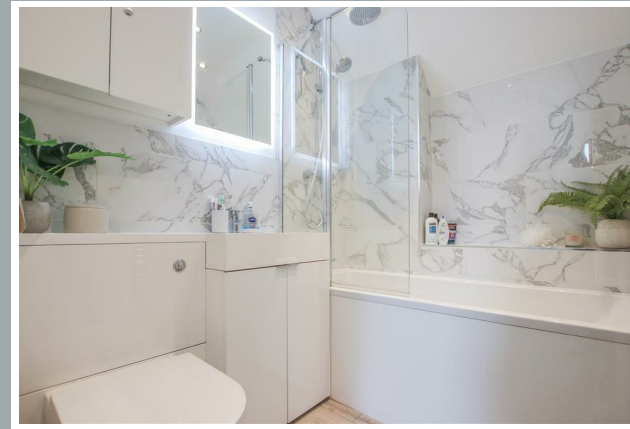
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

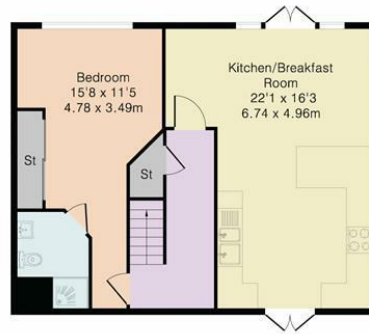


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

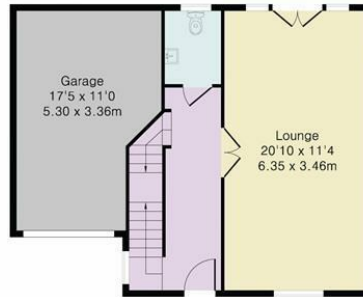
Approximate Gross Internal Area 1766 sq ft – 164 sq m
 Ground Floor Area 583 sq ft – 54 sq m
 First Floor Area 552 sq ft – 51 sq m
 Second Floor Area 484 sq ft – 45 sq m
 Outbuilding Area 147 sq ft – 14 sq m



Outbuilding



Ground Floor



First Floor



Second Floor



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.



stevenoates.com