



7, Courtyard Mews, Chapmore End
SG12 0PW
Price Guide £450,000



stevenoates.com



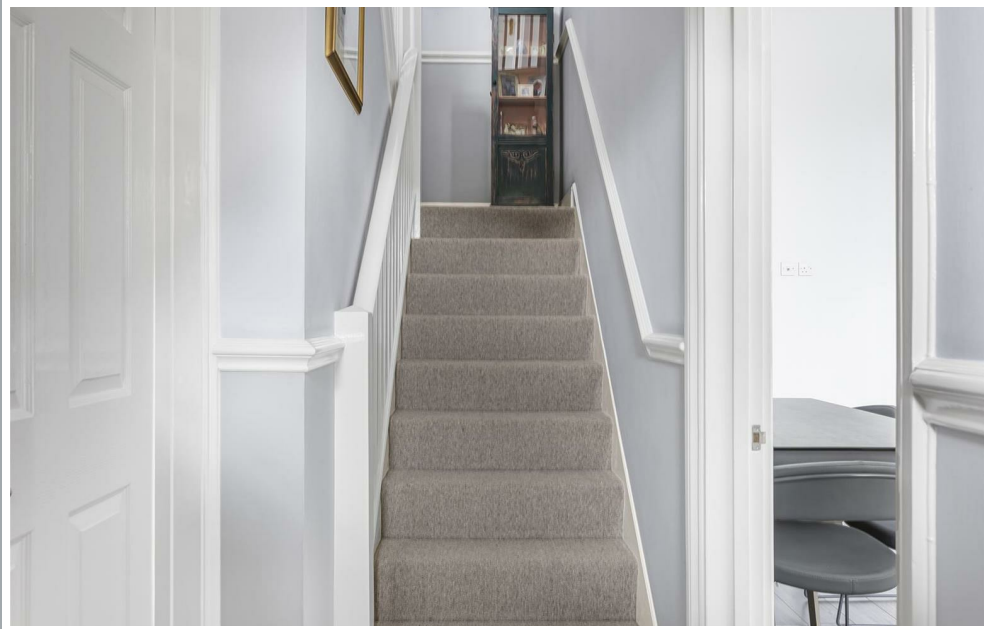
7 Courtyard Mews, Chapmore End, Herts, SG12 0PW

****CHAIN FREE**** Steven Oates are delighted to offer this immaculately presented three bedroom end of terrace house forming part of this Victorian conversion situated in the countryside surroundings of Chapmore End, bordering both Hertford and Ware. Set within communal grounds which are beautifully maintained with well landscaped gardens, a driveway leads you to the attractive central courtyard. The property enjoys a paved communal front courtyard, own patio area leading onto the charming communal gardens. On the ground floor, there is an entrance hallway which leads to a modern fitted kitchen offering space for a dining table and lounge leading onto the gardens. On the first floor, there are three bedrooms, one of which has access to a useable loft space and modern family bathroom. The vendors have maintained this charming home throughout their ownership to include refurbishment of windows and modernisation throughout. Externally, the property has two allocated parking spaces, bike lock and ample visitors parking.

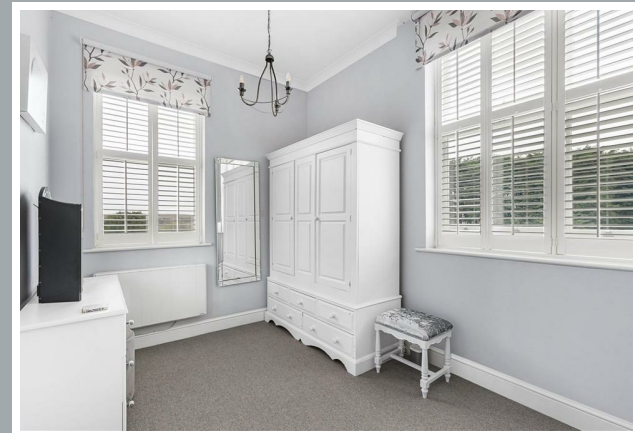
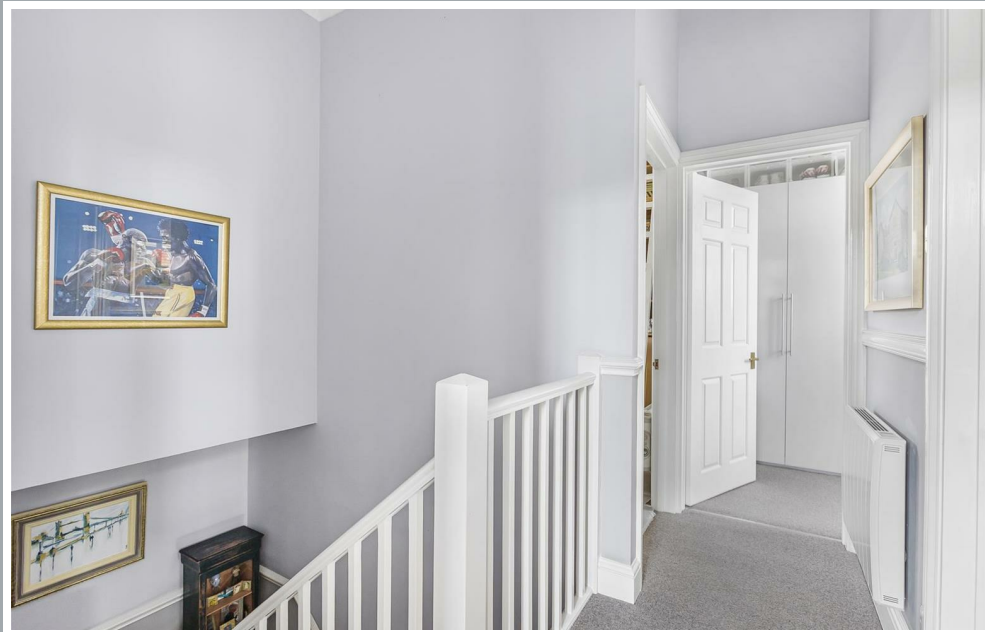
Chapmore End offers convenient access to the A602, connecting you to the A1M to the north and the A10 to the south. The larger towns of Ware and Hertford are almost equidistant and provide excellent shopping facilities, great schools (including primary, secondary, and private schooling), and superb transport links to London Moorgate, Liverpool Street, and London Victoria. In addition to its convenient location, Chapmore End offers a range of local amenities, including the village pub, The Woodman. Nearby Thundridge boasts more pubs and the Hanbury Manor Golf and Country Club Hotel is a short drive away.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

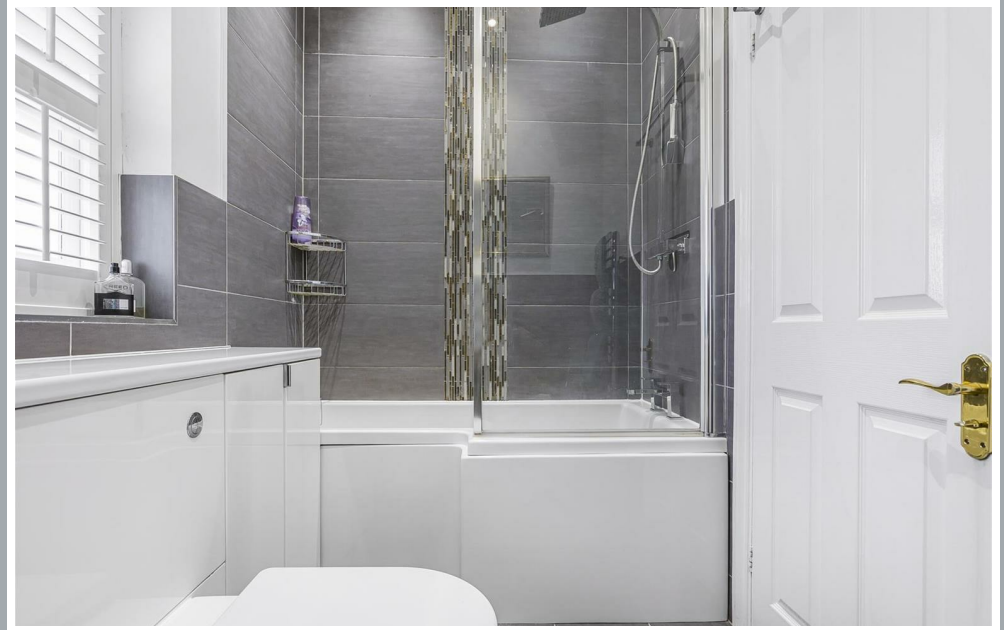


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Approximate Gross Internal Area 941 sq ft – 88 sq m
 Ground Floor Area 425 sq ft – 40 sq m
 First Floor Area 425 sq ft – 40 sq m
 Second Floor Area 91 sq ft – 8 sq m



Second Floor



Ground Floor



First 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.



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