



7, The Chestnuts, Hertford
SG13 8AQ
Guide Price £1,250,000



stevenoates.com



7 The Chestnuts, Hertford, Hertfordshire, SG13 8AQ

A rarely available 5 bedroom detached family home located within one of the most sought after locations in Hertford. The property has been extended offering accommodation comprising of a large entrance hall with downstairs wc, 3 reception rooms, conservatory and a kitchen/breakfast room on the ground floor. On the first floor, there are 5 bedrooms and 2 bathrooms. Externally, there is ample driveway parking, an integral garage and good size gardens. The property offers great scope and early viewing is recommended.

Located within a rarely available and quiet cul de sac location nestled amongst Hertford's exclusive leafy southside. Hertford town centre is a short distance away providing an excellent choice of shops and restaurants. Hertford's favoured schooling is also a short distance away including Simon Balle, Abel Smith and Richard Hale. Both train stations are within easy reach providing fast services to London and the City.



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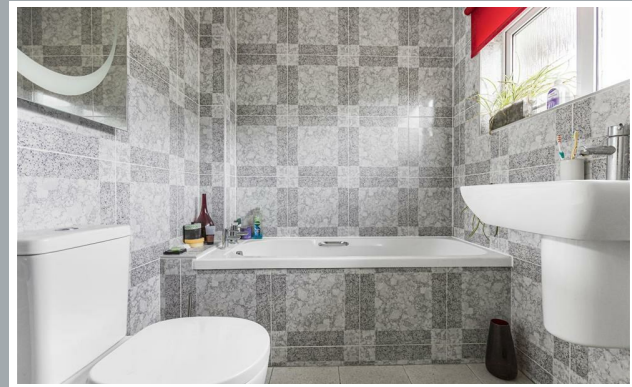
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Approximate Gross Internal Area 2112 sq ft – 196 sq m
 Ground Floor Area 1292 sq ft – 120 sq m
 First Floor Area 820 sq ft – 76 sq m



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.

