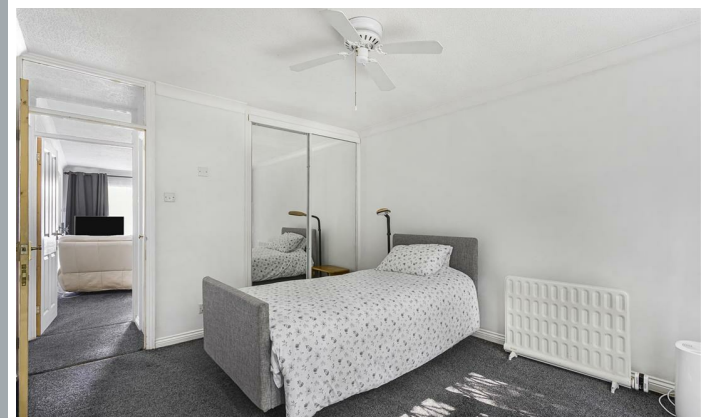




31, The Spinney, Hertford  
SG13 7JR  
Guide Price £320,000



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## 31 The Spinney, Hertford, SG13 7JR

Steven Oates are pleased to offer this spacious 2 bedroom ground floor apartment that is perfectly situated in the popular Spinney development that offers convenient access to Hertford Town Centre and Hertford East Train Station. This apartment offers 2 large double bedrooms, kitchen, family bathroom suite and a great size lounge/dining area with sliding patio doors opening straight onto the sunny balcony. The Spinney development offers some unique features for residents to use and enjoy including a communal outdoor swimming pool, squash court, gym area and laundry room. Outside this property has its own garage and there is communal parking for the residents. Internal viewing highly recommended.

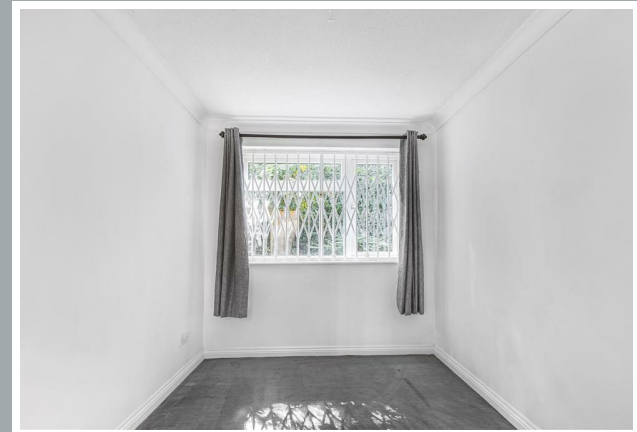
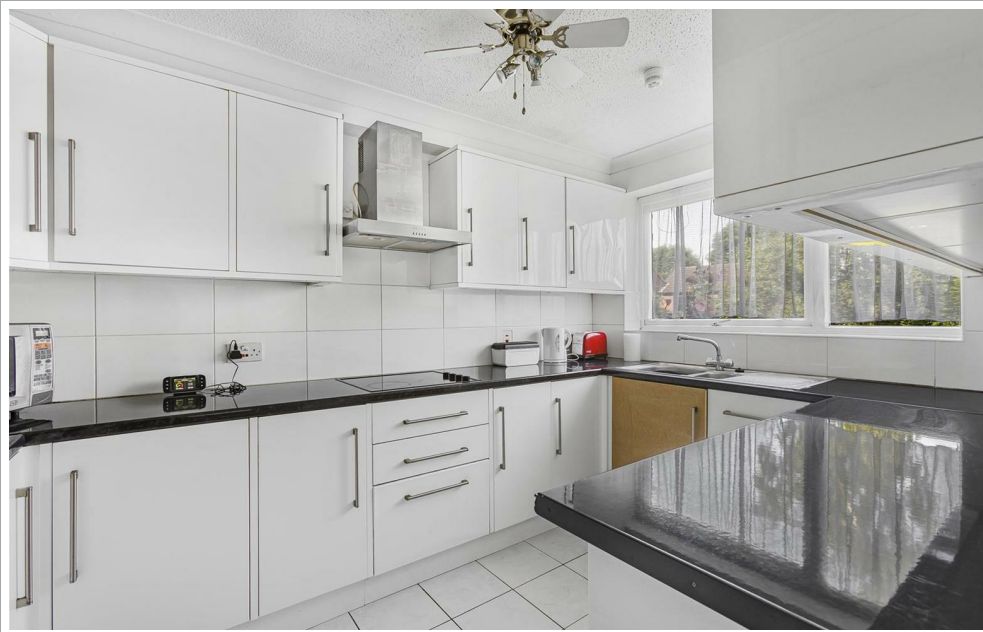
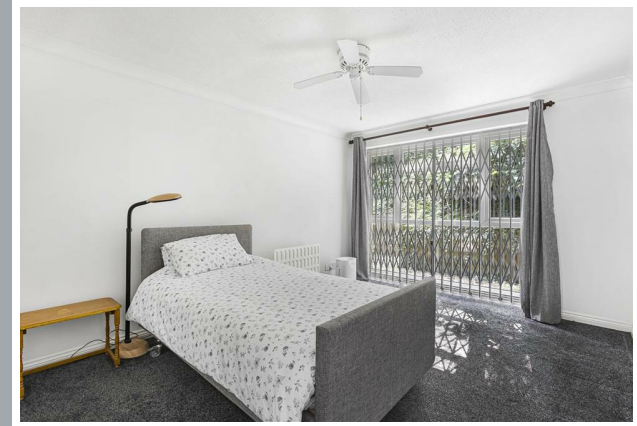
Located within a rarely available residential road, the property offers convenient access to Hertford town centre (0.8 miles) and Hertford East station (0.6 miles) which serves London's Liverpool Street. The property is also situated within Hertford's favoured SG13 school catchment which includes excellent primary and secondary schooling.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

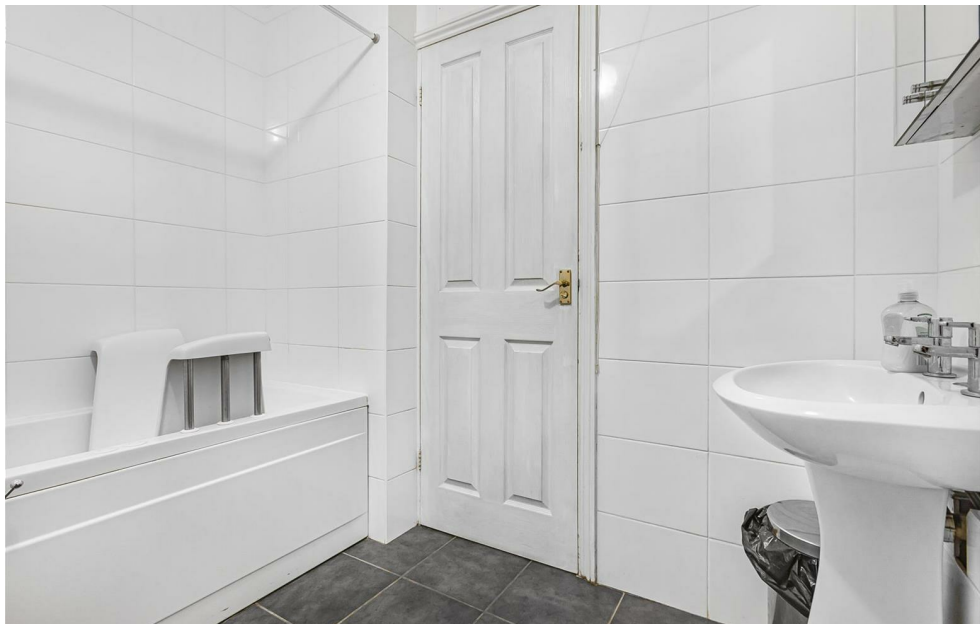


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

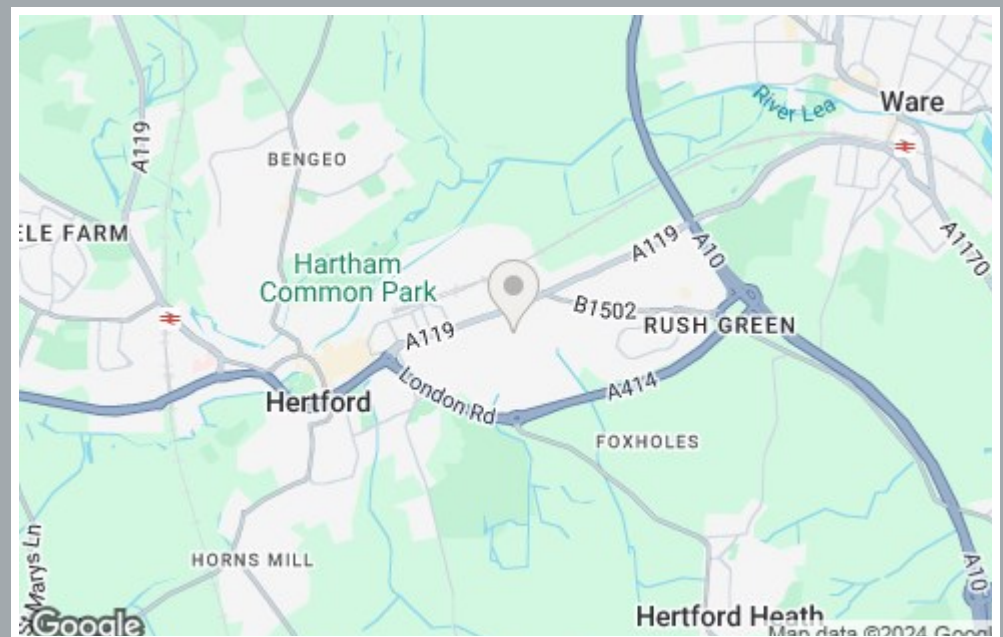


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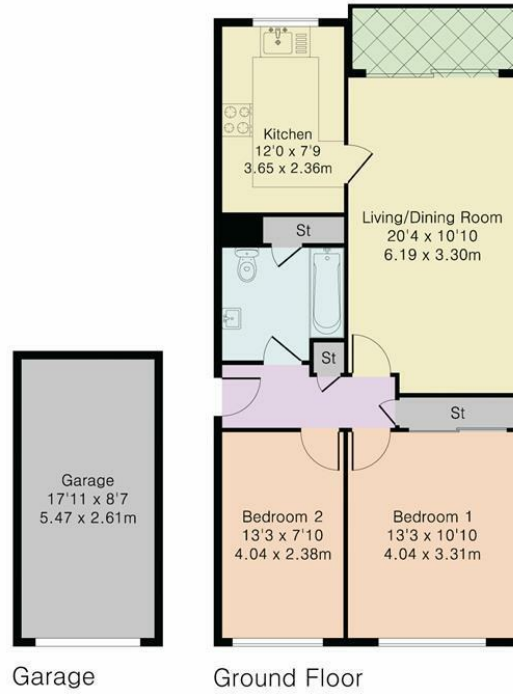
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Approximate Gross Internal Area 862 sq ft – 80 sq m  
Ground Floor Area 708 sq ft – 66 sq m  
Garage Area 154 sq ft – 14 sq m



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.



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