



2, Reynards Way, Hertford
SG13 7SQ

Offers In Excess Of £625,000



stevenoates.com



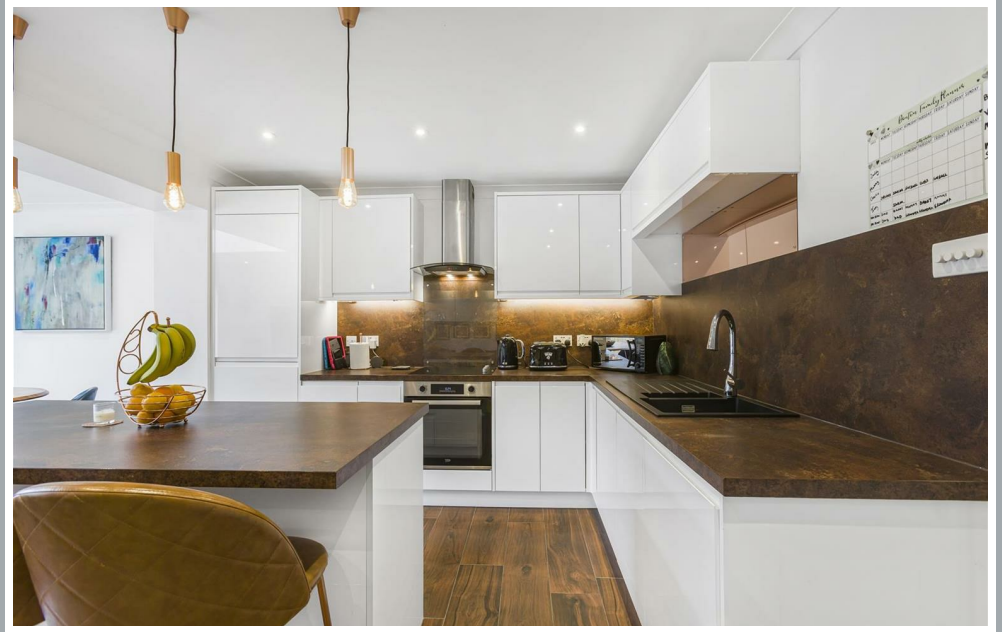
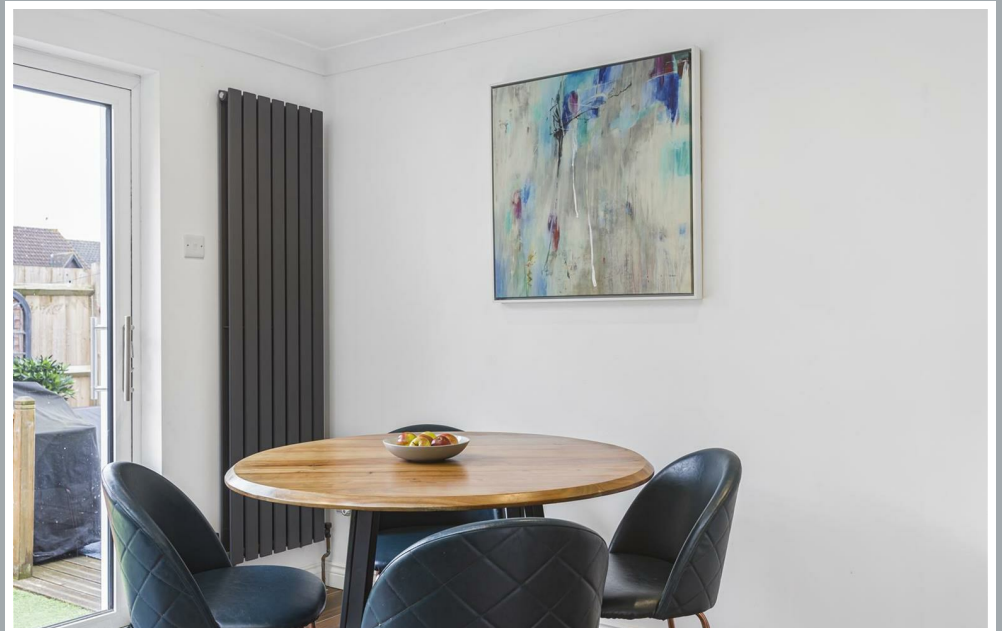
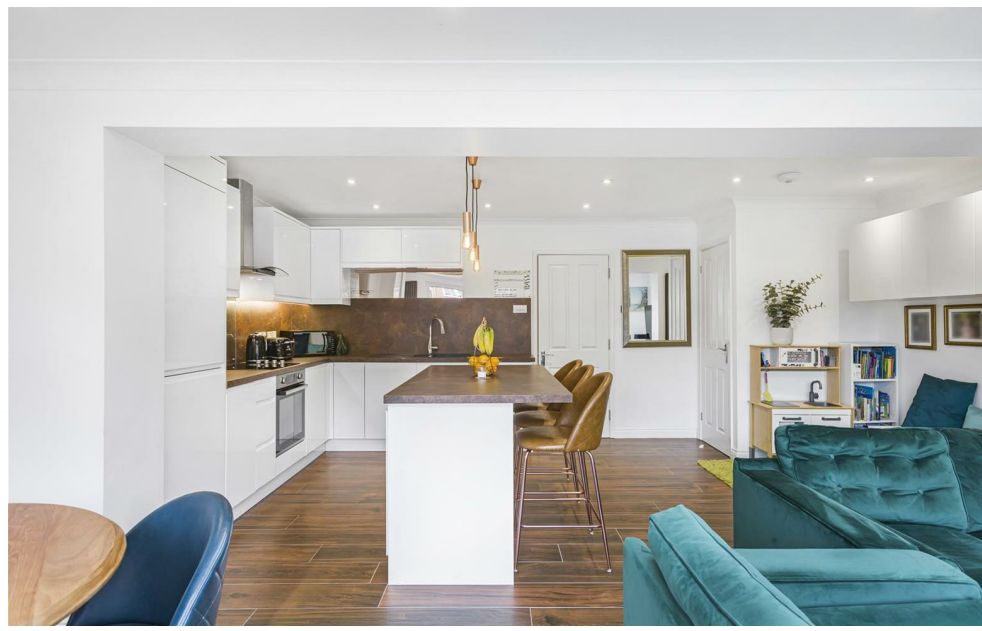
2 Reynards Way, Hertford, Herts, SG13 7SQ

Steven Oates are delighted to offer this rarely available 4/5 bedroom family home situated in this extremely desirable location on the popular Foxholes development. The property has been extended and improved by the existing owners to a high specification throughout and is arranged over three levels. On the ground floor, there is a reception room/snug, cloakroom, utility room and an impressive open plan kitchen/dining/family room with sliding doors leading straight onto the rear garden. On the first floor, there are three bedrooms, two of which are double rooms with one room including its own en-suite. There is also a separate family bathroom. On the second floor, there is the principal bedroom with its own en-suite and an additional room which is currently used as an office. Externally, there is driveway parking for two vehicles and a landscaped rear garden. Internal viewing recommended !

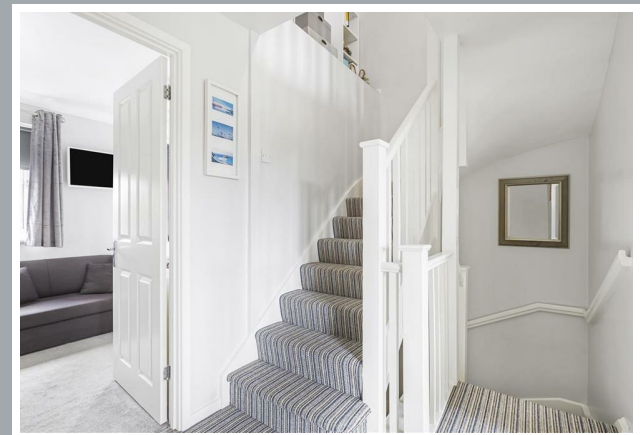
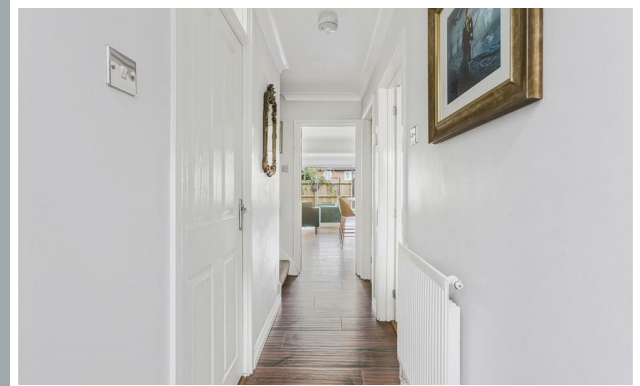
Located within one of Foxholes most sought after roads, this property is ideally situated for Hertford's favoured SG13 schooling. Hertford town centre is less than 2 miles away and provides an excellent choice of shops, coffee shops and restaurants along with two mainline train stations which serve London.



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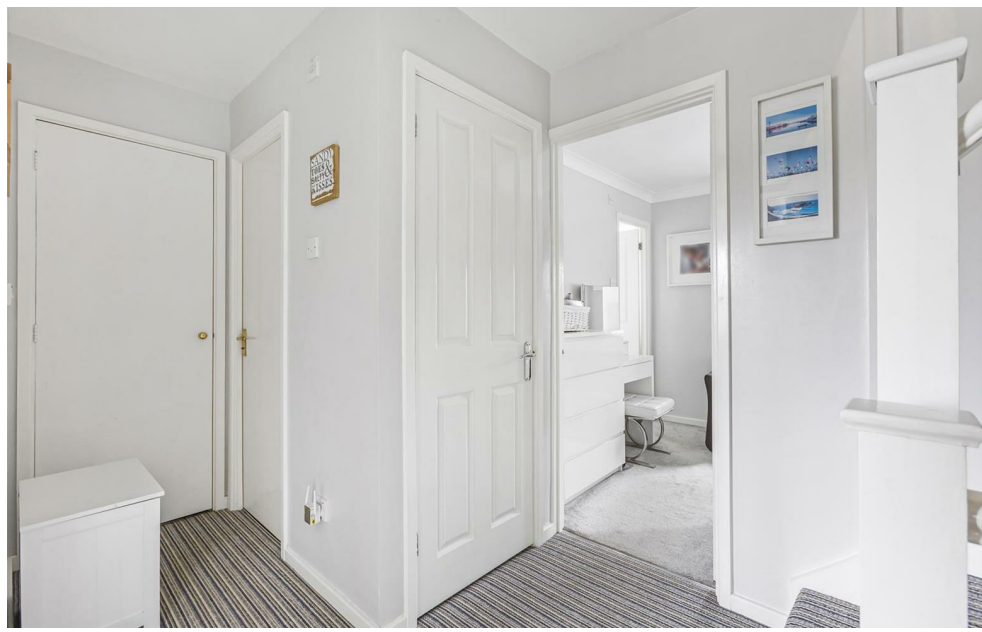


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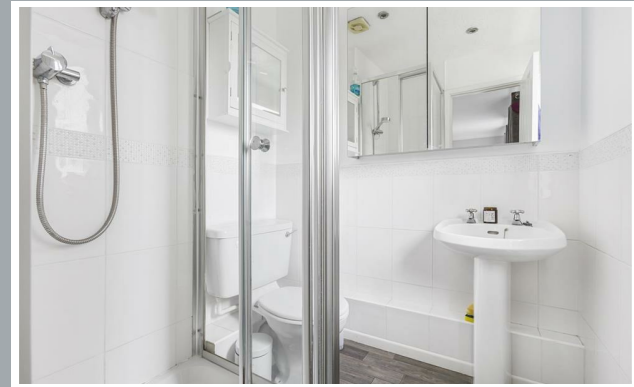




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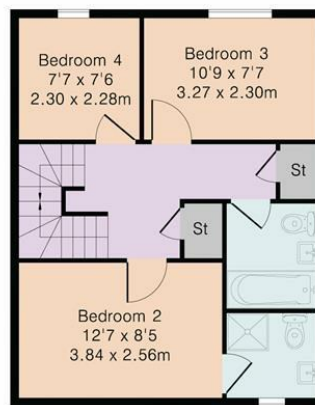


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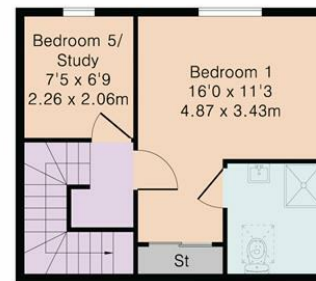


Ground Floor

Approximate Gross Internal Area 1407 sq ft – 130 sq m
 Ground Floor Area 677 sq ft – 63 sq m
 First Floor Area 435 sq ft – 40 sq m
 Second Floor Area 295 sq ft – 27 sq m



First Floor



Second Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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