



91, Birdie Way, Hertford  
SG13 7SY

Asking Price £390,000



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## 91 Birdie Way, Hertford, SG13 7SY

Steven Oates are pleased to present this well-presented three-bedroom family home which is perfectly positioned within the popular Pinehurst development which offers easy access to the A10 and Hertford Town Centre which is only a short distance away. This property is located of a quiet cul-de-sac and is situated opposite a nearby wooded area offering peaceful views. This beautiful family home welcomes you in via a good size entrance hallway where you will find a downstairs toilet and three useful storage cupboards. There is a kitchen/dining room positioned at the front of the house perfect for enjoying meals with the family, the living room is at the rear of the property with direct access out onto the beautiful garden. Upstairs you will find three generous size bedrooms ideal for families with children and there is the family bathroom suite. Externally this property doesn't disappoint with a low maintenance south-facing rear garden, garage and well-kept front garden.

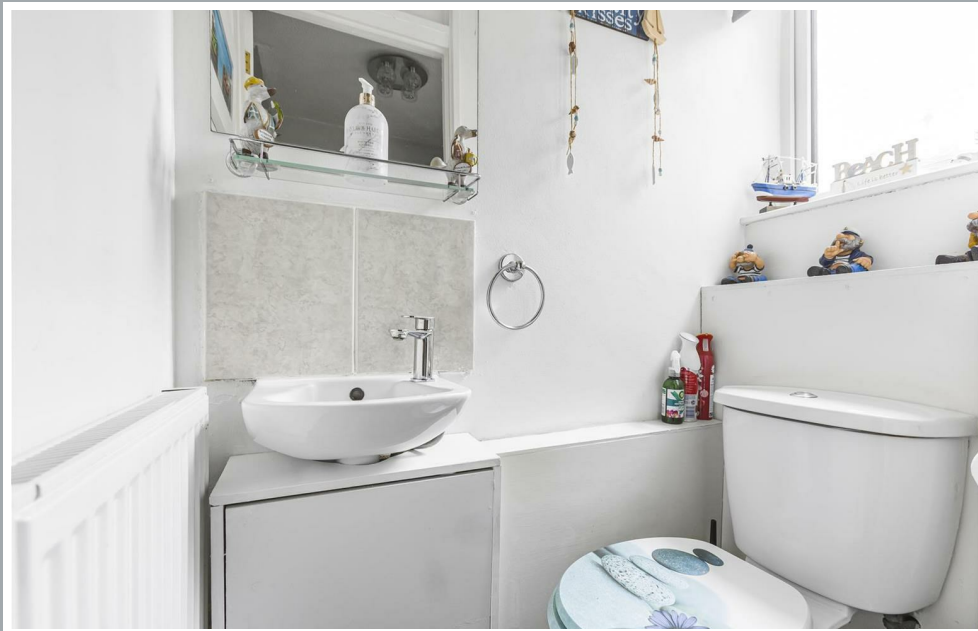
Situated within the 'Pinehurst development' in a cul de sac location, the property is only a short drive from the A10 which connects to the M25 and London to the south and Cambridge to the north. Hertford town centre is less than 1.4 Miles away and provides an excellent choice of shops, restaurants and coffee shops, along with Hertford East station which offers regular services to London's Liverpool Street. Also the property is within the sought after 'SG13' postcode for preferred schooling catchments. Within the Pinehurst Development there is also a local convenience store and children's park which is within close proximity of the property.





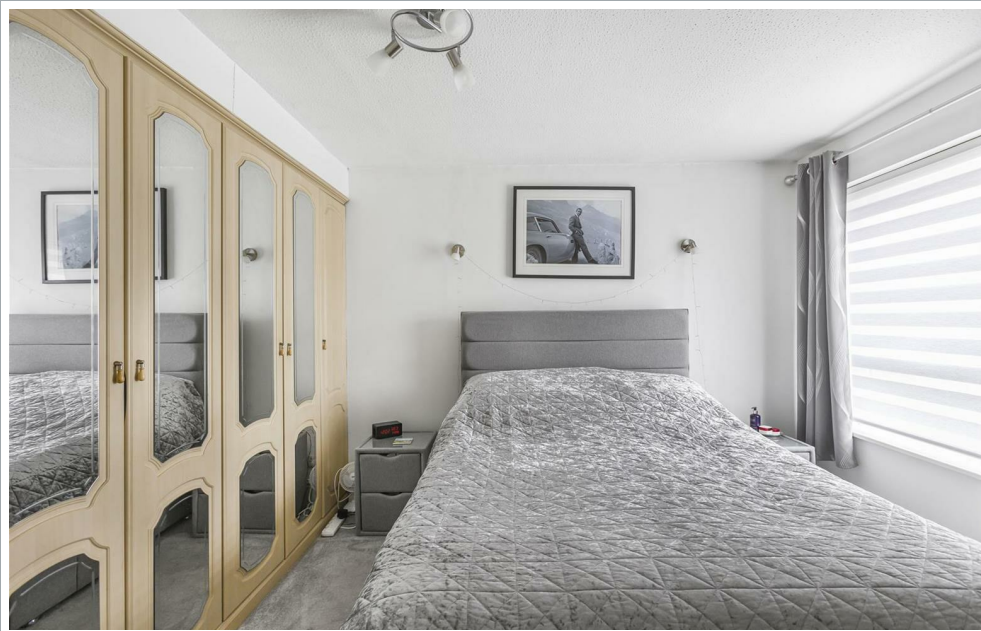
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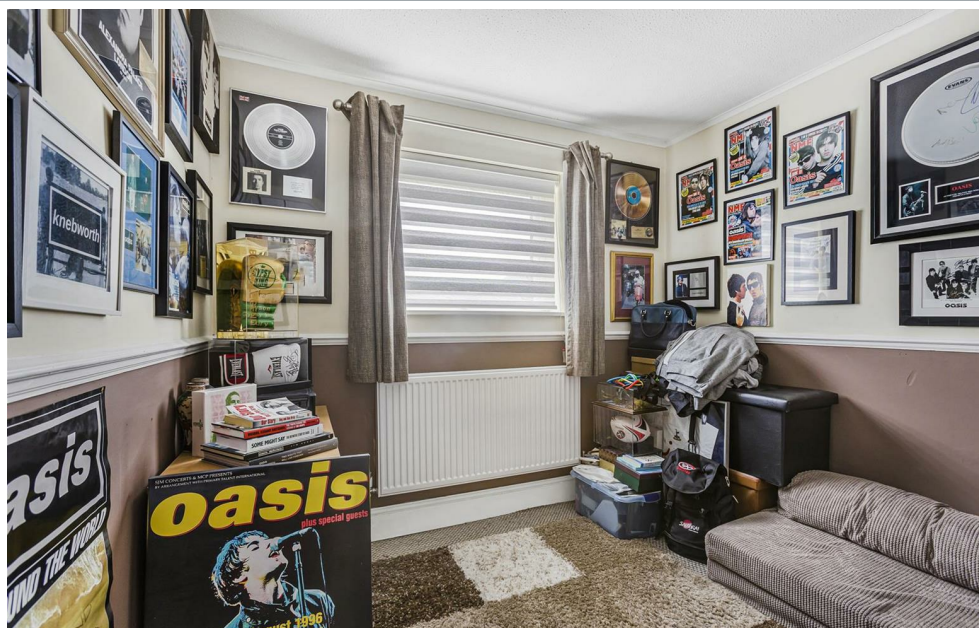


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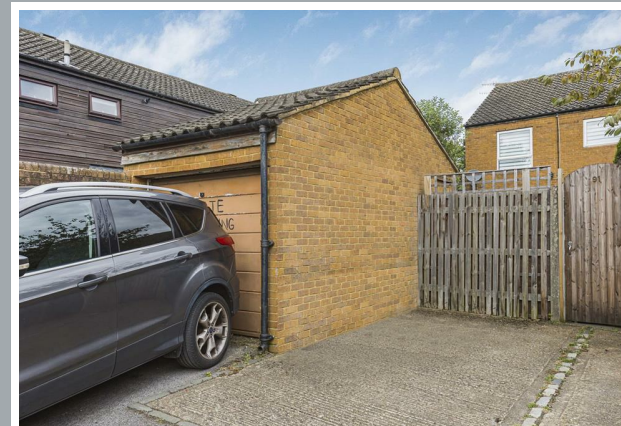






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Approximate Gross Internal Area 1163 sq ft – 108 sq m

Ground Floor Area 565 sq ft – 52 sq m

First Floor Area 469 sq ft – 44 sq m

Garage Area 129 sq ft – 12 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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