



The Amwell, Blakemore Manor, Hertford  
SG14 2FZ  
£675,000



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IVO STREET



## Plot 57, The Amwell Blakemore Manor, Hertford, Hertfordshire, SG14 2FZ

**\*\*FULL STAMP DUTY PAID\*\*** - The Amwell is an imposing 4/5 bedroom family home offering spacious accommodation of 1663 sqft, arranged over 3 floors. On the ground floor, there is a entrance hall with downstairs wc, dual aspect living room, fully fitted kitchen/diner. On the first floor, there is a large main bedroom with en-suite and dressing room, along with another bedroom with en-suite. On the second floor, there are 2 further bedrooms, a family bathroom and additional bedroom/home office. Externally, there are partially walled rear gardens and a garage with additional parking space. **\*\*full stamp duty paid for first time buyers or those buying their next home, Unfortunately those buying an additional property will not be eligible.\*\***

Blakesware Manor is perfectly location on the western side of Hertford, offering easy access to the A414 trunk road, which interlinks with the A10 and A1(m). Hertford North mainline train station is a short distance away, which provides services to London's Finsbury Park, Moorgate and Kings Cross. One of the crowning features of the development is it borders the truly beautiful and protected Panshanger Park, which offers excellent green space.



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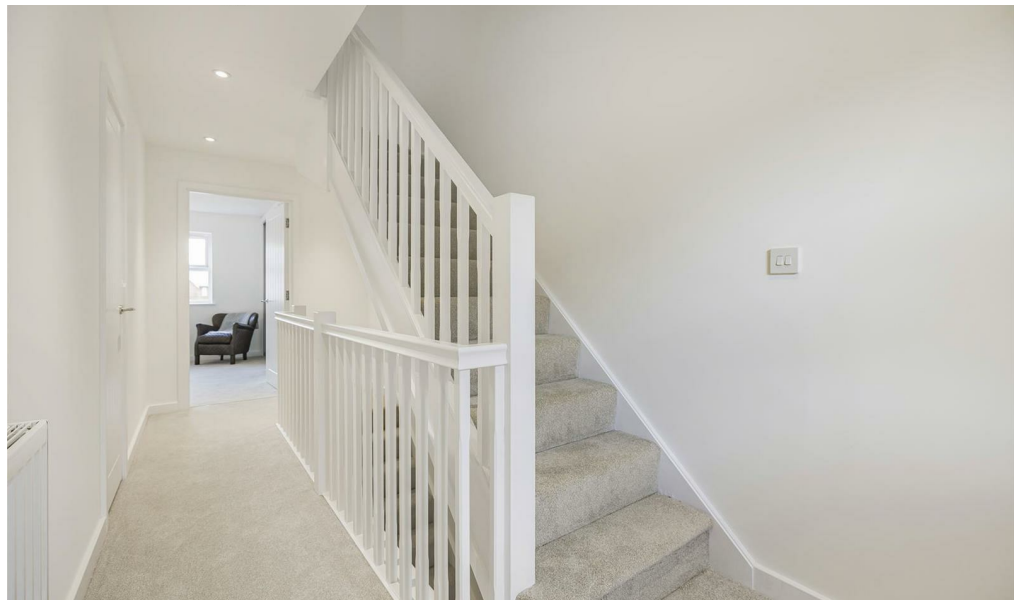


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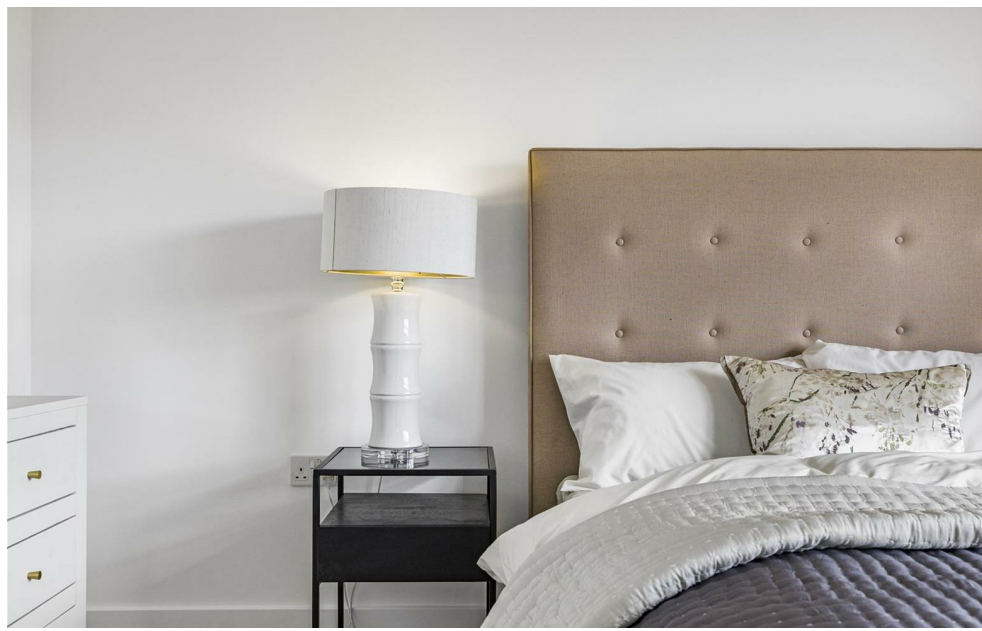


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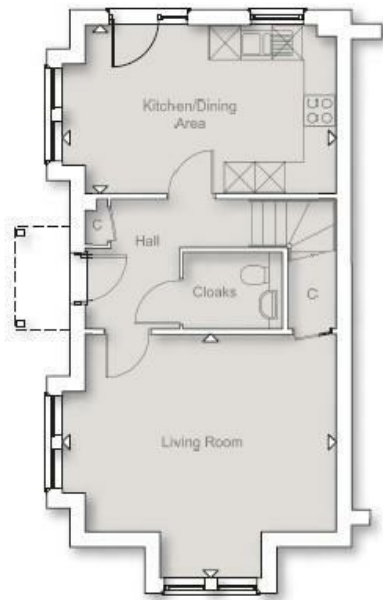


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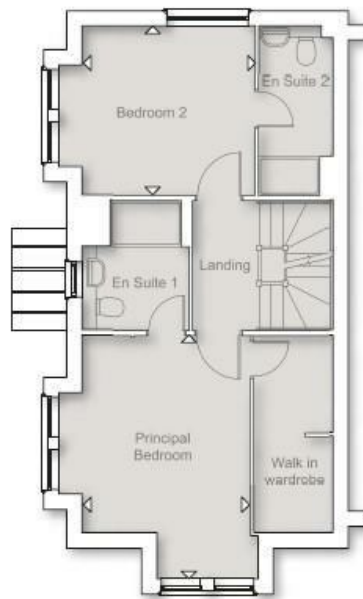


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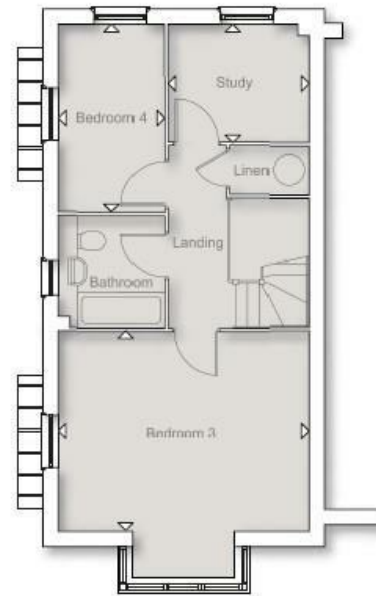
**GROUND FLOOR**

Kitchen/Dining Area	5.35m x 3.29m	17' 7" x 10' 9"
Living Room	5.35m x 4.76m	17' 7" x 15' 7"



**FIRST FLOOR**

Principal Bedroom	4.76m x 3.29m	15' 7" x 10' 9"
Bedroom 2	3.84m x 3.34m	12' 7" x 10' 11"



**SECOND FLOOR**

Bedroom 3	4.90m x 3.91m	16' 1" x 12' 10"
Bedroom 4	3.66m x 2.08m	12' 0" x 6' 10"
Study	2.76m x 2.31m	9' 1" x 7' 7"

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