



3, Mandeville Close, Hertford

SG13 8JX

Price Guide £635,000



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### 3 Mandeville Close, Hertford, SG13 8JX

Steven Oates are delighted to offer this impressive four-bedroom family home which is perfectly positioned within this extremely popular residential street with the favoured SG13 Postcode which is only a short distance away from Hertford Town Centre and Morgans primary school. This deceptively spacious home benefits from an 'upside down layout' offering modern accommodation spread over two-floors making this an ideal home for families boasting great size rooms. As you enter the home, you are welcomed in by a good size entrance hallway where you will find four generous size bedrooms and the family bathroom suite. As you step downstairs this home doesn't disappoint with a great size family living room perfect for entertaining guests, there is also a modern refitted kitchen, dining room, separate study which also makes an ideal snug or play room. Externally, this property benefits from a private 'west facing' rear garden which includes a patio area, there is also an integral garage which offers scope for conversion (STPP).

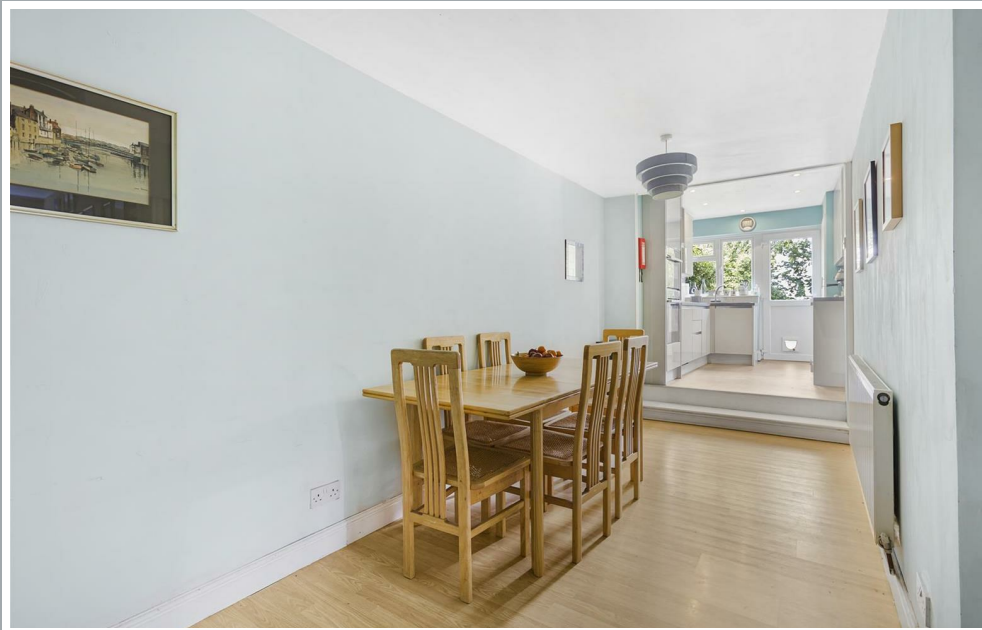
Located within one of Hertford's most highly sought after residential developments on the southside of town, which offers excellent access to the favoured SG13 schooling for primary and secondary. Hertford town centre is approximately 1.5 miles away providing an excellent choice of shops, restaurants and coffee shops. Both Hertford North and Hertford East mainline train stations are roughly equal distances away offers fast and regular services to London.





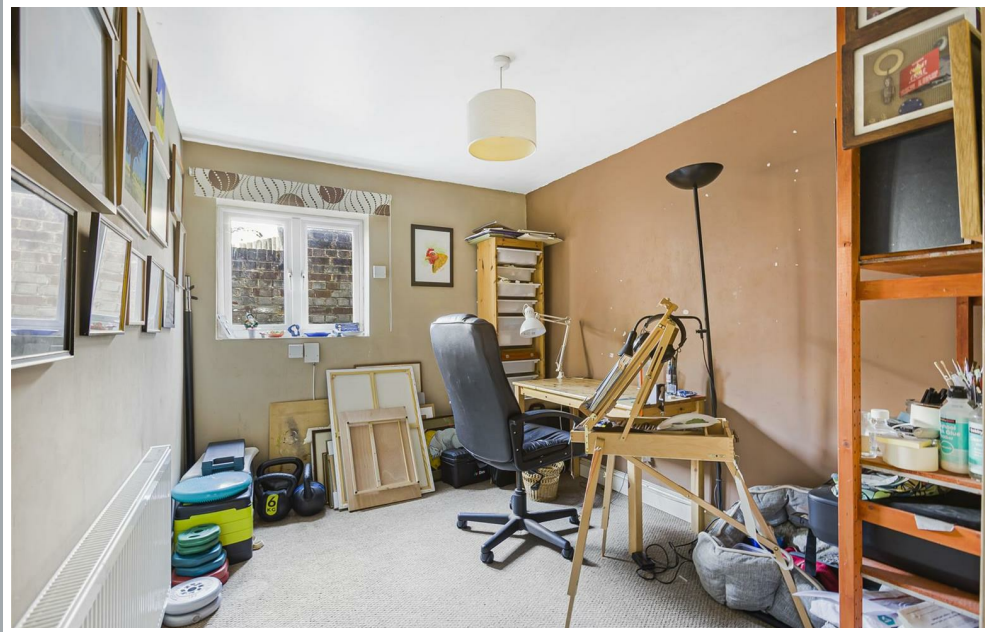
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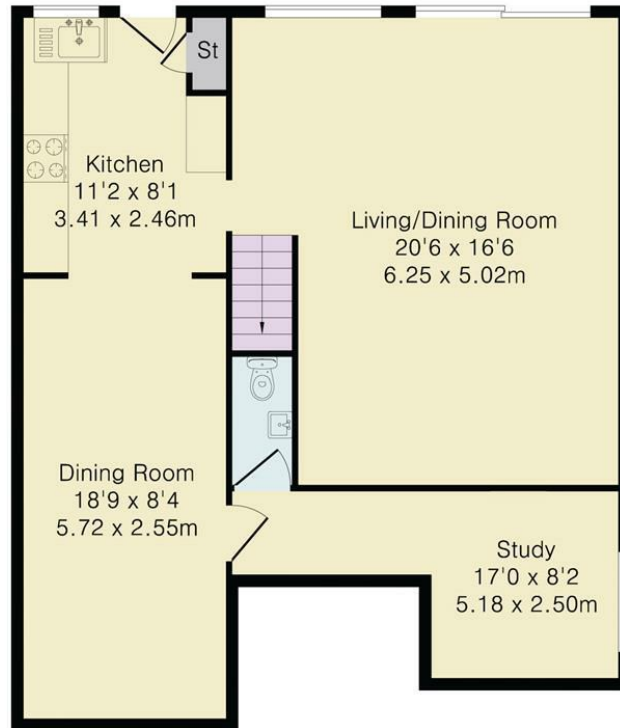
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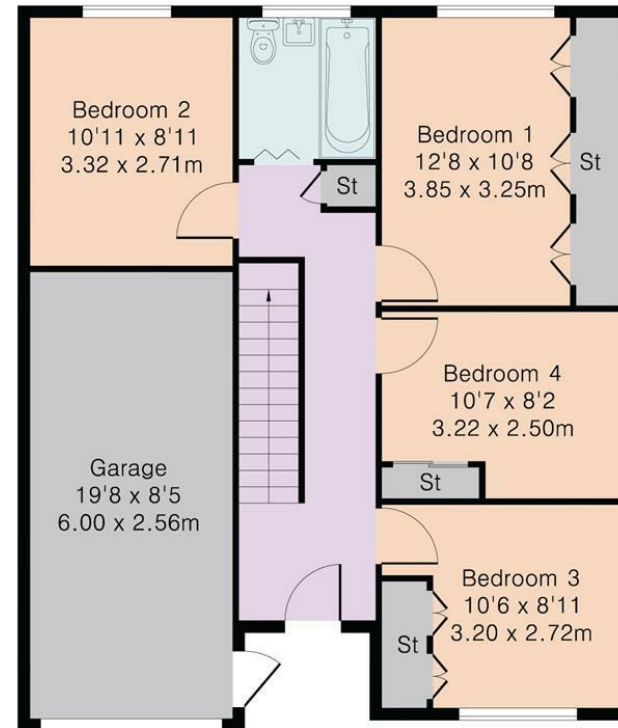
## Approximate Gross Internal Area 1500 sq ft - 139 sq m

Lower Ground Floor Area 731 sq ft – 68 sq m

Ground Floor Area 769 sq ft – 71 sq m



Lower Ground Floor



Ground Floor

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