

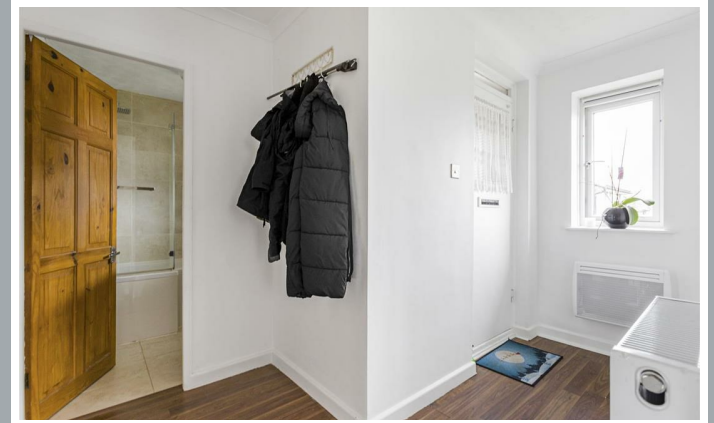


59, Burnett Square, Hertford
SG14 2HB
Guide Price £200,000

BURNETT SQUARE



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59 Burnett Square, Hertford, SG14 2HB

Steven Oates are pleased to offer this spacious and well-presented top-floor apartment which is perfectly positioned to offer easy access to Hertford North train station, local shops and Hertford Town centre itself. This apartment is deceptively spacious and offers modern living accommodation having been improved internally including a spacious entrance hallway, modern refitted 'shaker style' kitchen, refitted bathroom suite, great size double bedroom with fitted wardrobes and a generous size lounge/dining room with french doors out to the sunny south facing balcony. There is also a surprising amount of storage included with this property with there being loft access, internal and external storage cupboards.

Burnett Square is ideally located for schools with Saint Andrew Primary school only (0.2m) away and Sele Secondary school only (0.4)m away, there is also two children's parks with easy walking distance of the property. Panshanger park is only a short stroll away which offers sprawling countryside and is a popular walking destination. Hertford North train station is within easy walking distance and offers regular services to London. Hertford town centre is only a short distance away approximately (1.4m) providing an excellent choice of shops ,restaurants, coffee shops, castle and theatre. Hartham Common, with the River Lea, is in close proximity and offers a wide range of indoor and outdoor leisure facilities, including a skate park and tennis court, extensive ground and woods. Also close by is a superstore and a useful industrial park.



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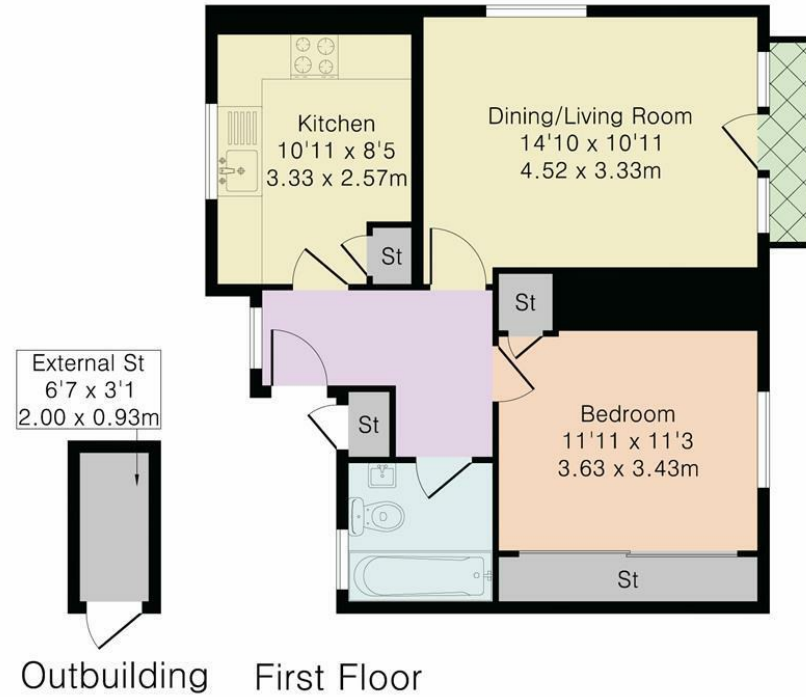


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Approximate Gross Internal Area 561 sq ft - 52 sq m

First Floor Area 541 sq ft – 50 sq m

Outbuilding Area 20 sq ft – 2 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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