

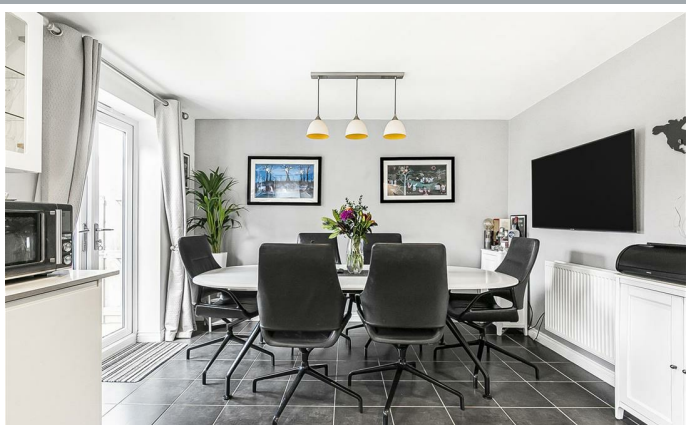


14, Mutiny Close, Hertford
SG13 7AS

Guide Price £620,000



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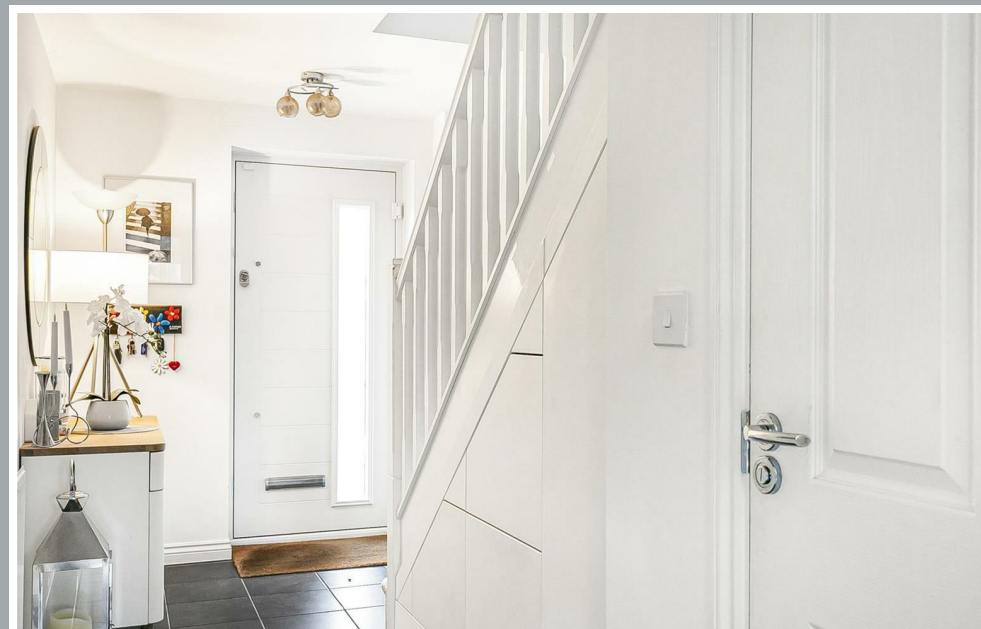
14 Mutiny Close, Hertford, Hertfordshire, SG13 7AS

Steven Oates are pleased to present this fantastic opportunity to purchase this Four double bedroom family home which is conveniently positioned for easy access to Hertford & Ware Town Centre. Built approximately 7 years ago, this deceptively spacious home has been well-designed with spacious rooms and modern accommodation spread across three floors. As you step in, you are welcomed through a bright and airy hallway which has been fully tiled and has clever pop out cupboards for easy storage. The ground floor also includes a downstairs toilet and a modern high spec fitted kitchen with integrated appliances and quartz worktops situated at the rear of the property with french doors leading straight out onto the garden. As you move upstairs, this property has an inviting lounge with Juliet balcony looking down on to the garden, immaculate family bathroom and a good size bedroom. The second floor comprises of a further 2 bedrooms and an impressive principal bedroom suite which includes storage space and a great size en-suite shower room. Externally, this home benefits from an easy maintenance rear garden . There is also two allocated parking spaces to the front with integral garage. Internal viewing highly recommended - by appointment only.

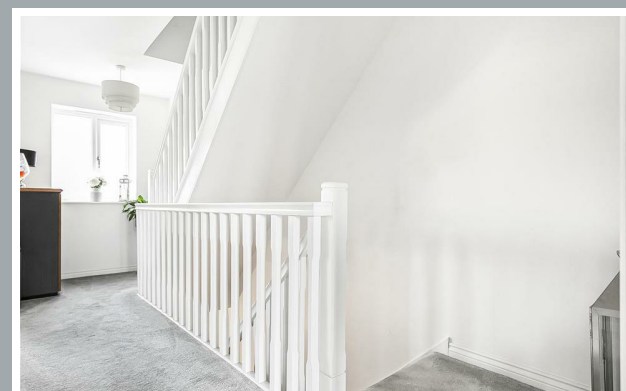
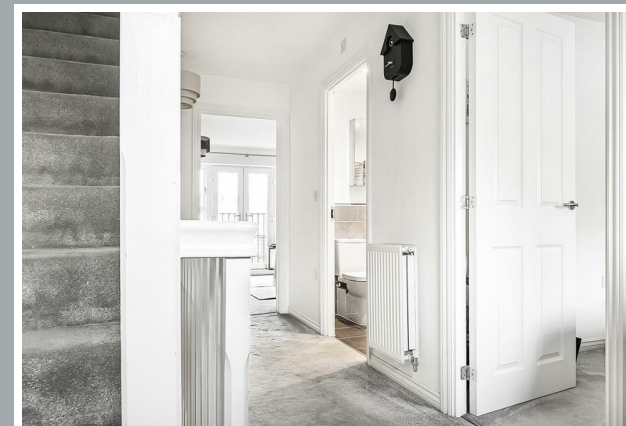
This property is located in a quiet cul-de-sac off the popular Ware Road on the eastern side of Hertford with the SG13 postcode preferred for schooling. Hartham Meads are a short distance away providing amazing views and excellent riverside walks. Hertford town centre is approximately (1m) away providing a wide choice of shops, restaurants, bars, coffee shops and much more. Hertford's favoured schooling for all ages are also close by, as is Hartham Common and the River Lea which offers a beautiful green space to enjoy. For the commuters, Hertford East station is approximately (1m) away providing services to London's Liverpool Street



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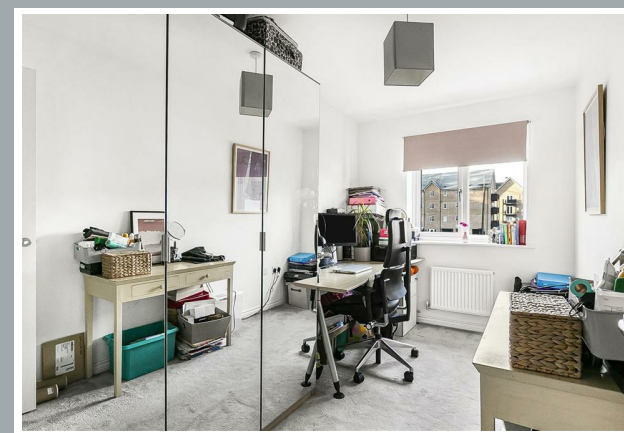
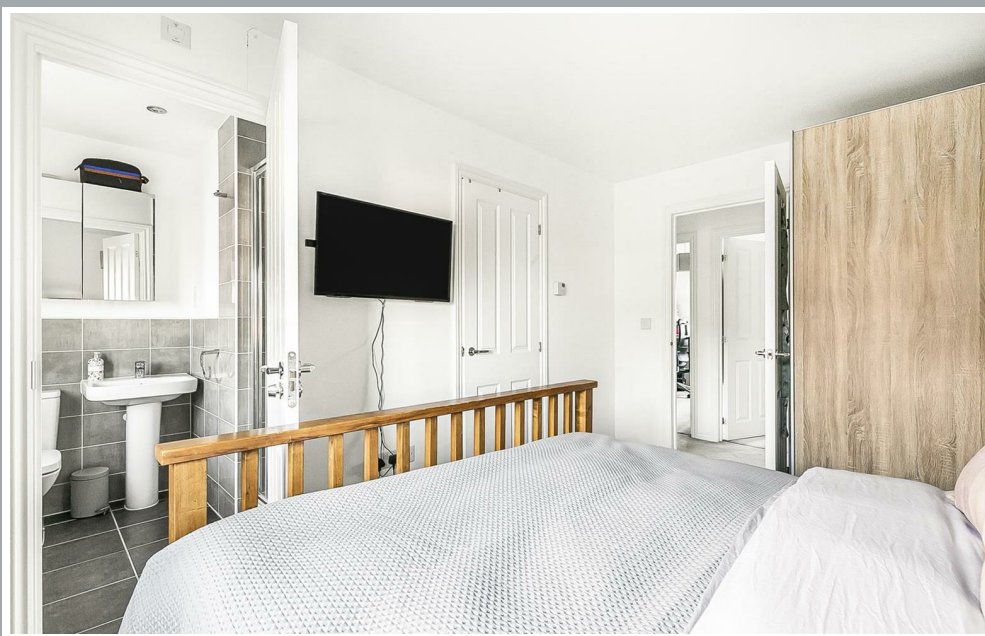
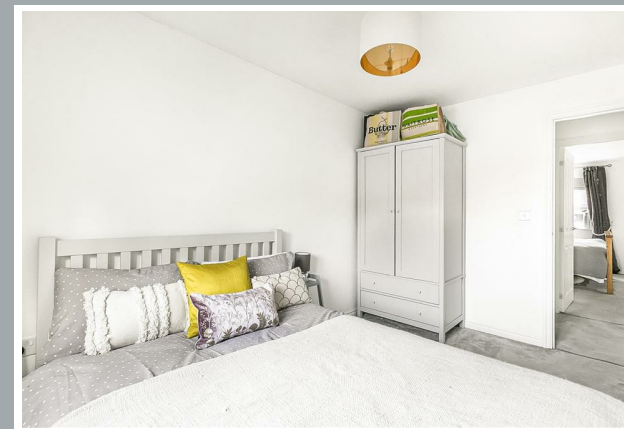
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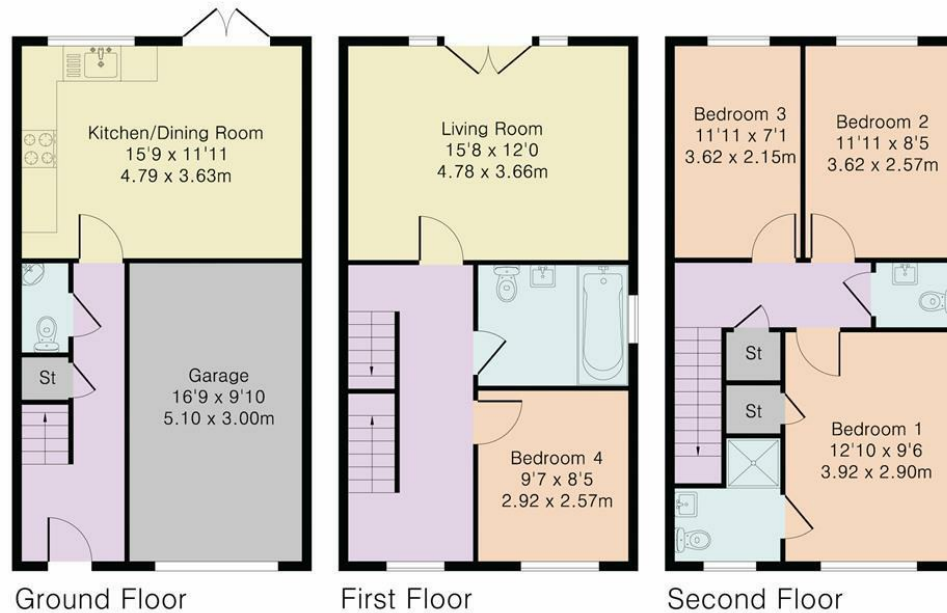
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Approximate Gross Internal Area 1362 sq ft - 126 sq m

Ground Floor Area 454 sq ft – 42 sq m

First Floor Area 454 sq ft – 42 sq m

Second Floor Area 454 sq ft – 42 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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