



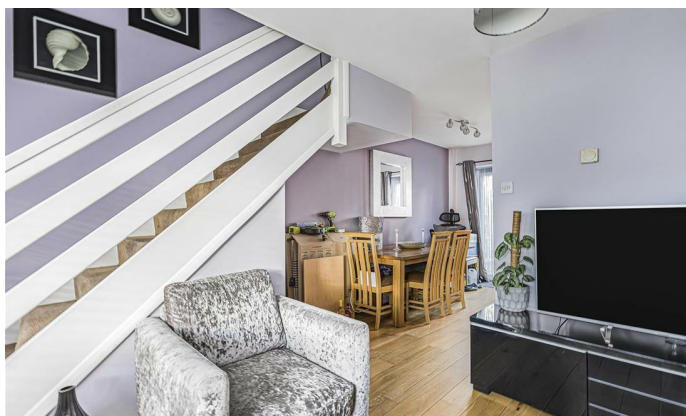
39, Millstream Close, Hertford  
SG14 1LJ

Asking Price £390,000



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## 39 Millstream Close, Hertford, Herts, SG14 1LJ

**\*\* CHAIN FREE \*\***

Steven Oates are pleased to offer this immaculately presented and rarely available two-bedroom home which is only a stones throw distance from Hertford Town Centre and Hertford North Train Station. This property is perfectly positioned within this highly sought after development with peaceful views overlooking the River Lea. This home benefits from modern and accommodation including an entrance hallway, good size living room, modern refitted kitchen which is partly open to the dining area ideal for entertaining guests, there is also direct access into the rear garden from the rear of the house. Upstairs, you will find two-bedrooms and there is a modern fitted bathroom suite. Externally, this home comes with the added benefit of a car port at the rear of the property and there is ample visitor parking.

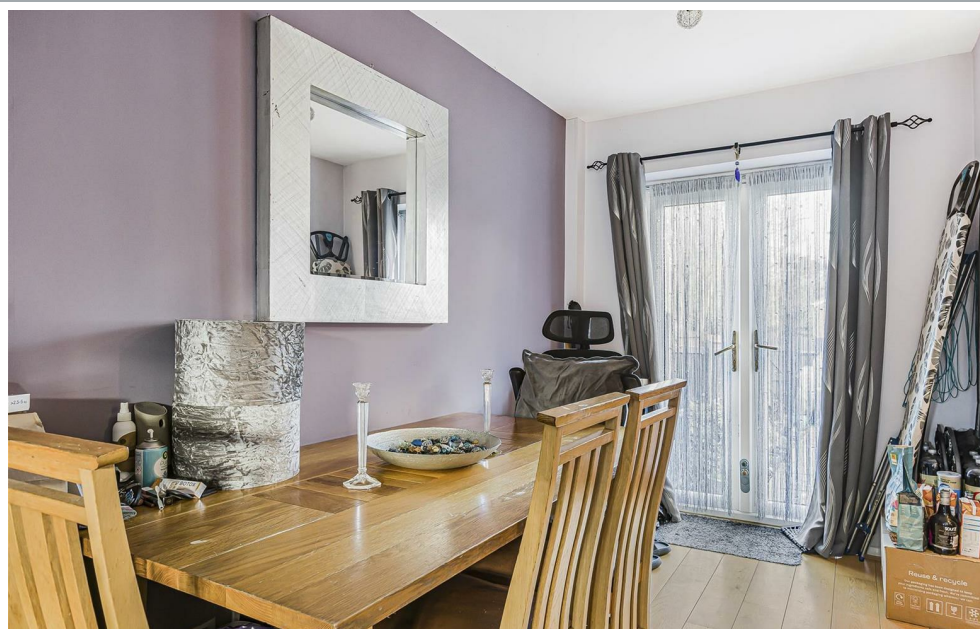
Situated within a quiet residential development, the property is only a short distance from Hertford North train station (less than 0.1 miles) which serves London's Moorgate. Hertford town centre is also close at hand offering a wide range of shops, restaurants and leisure facilities including a choice of public and private gyms.





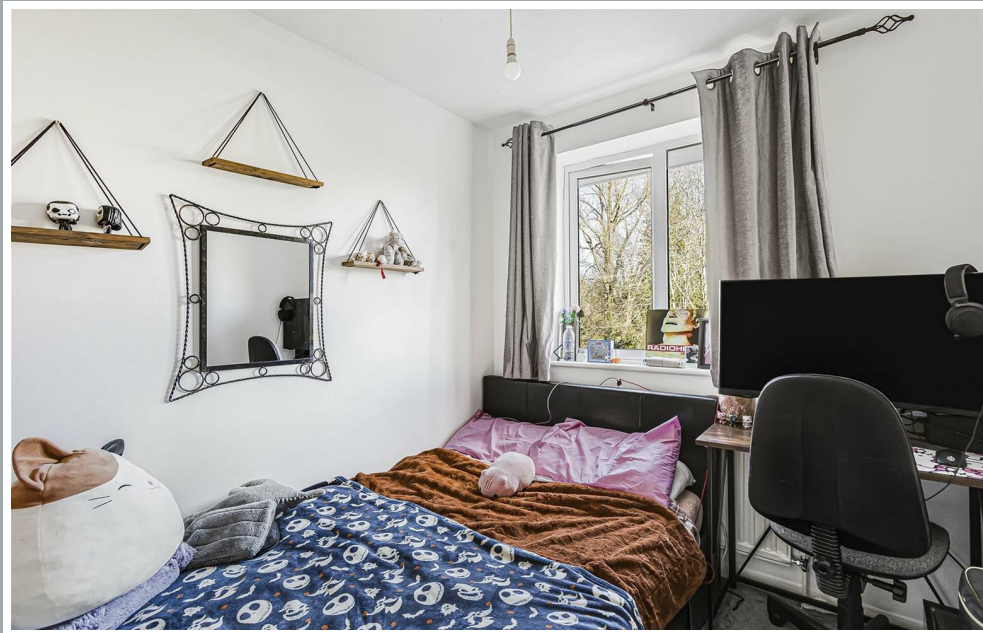
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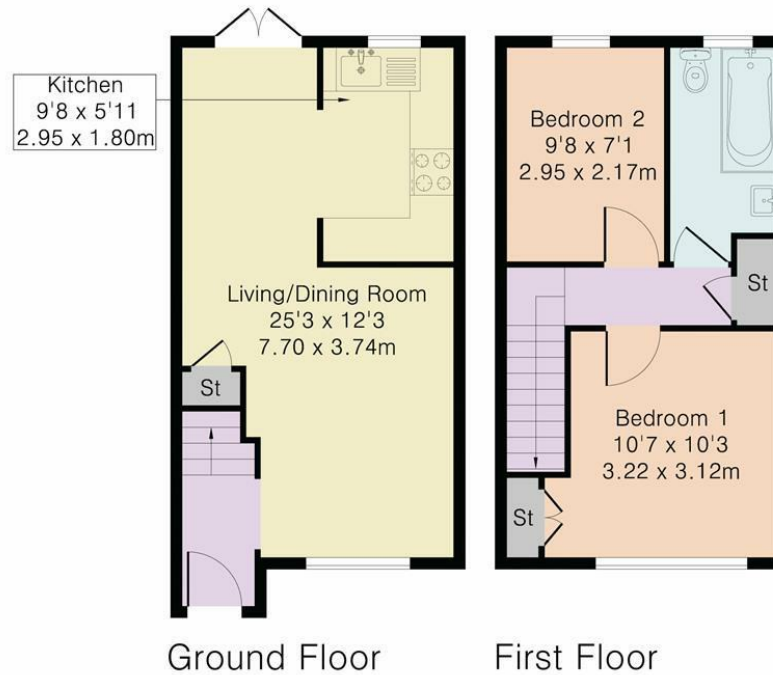
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**Approximate Gross Internal Area 573 sq ft - 53 sq m**

Ground Floor Area 290 sq ft – 27 sq m

First Floor Area 283 sq ft – 26 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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