



3, Waters Edge, Hertford

SG14 1QH

Guide Price £665,000



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## 3 Waters Edge, Thornton Street, Hertford, Hertfordshire, SG14 1QH

A truly exceptionally located 3 double bedroom home within a gated riverside development in the heart of Hertford town centre. This beautiful house offers stylish and spacious accommodation arranged over 3 floors. The ground floor comprises an entrance hall, living room with river views, oak flooring and cast-iron period style fireplace, open plan kitchen/diner with high spec integrated appliances and granite worktops, and a large under stairs utility and storage cupboard. On the first floor there are 2 double bedrooms with built in wardrobes, en-suite shower room to the principal bedroom and a family bathroom. Stairs lead to the second floor where there is a further large double bedroom with built in wardrobes and a Velux window. Externally, there is a professionally landscaped private rear garden with storage space, along with communal front gardens adjoining the river. The property comes with allocated parking for one car with visitors spaces available. Chain Free - Call To View Today.

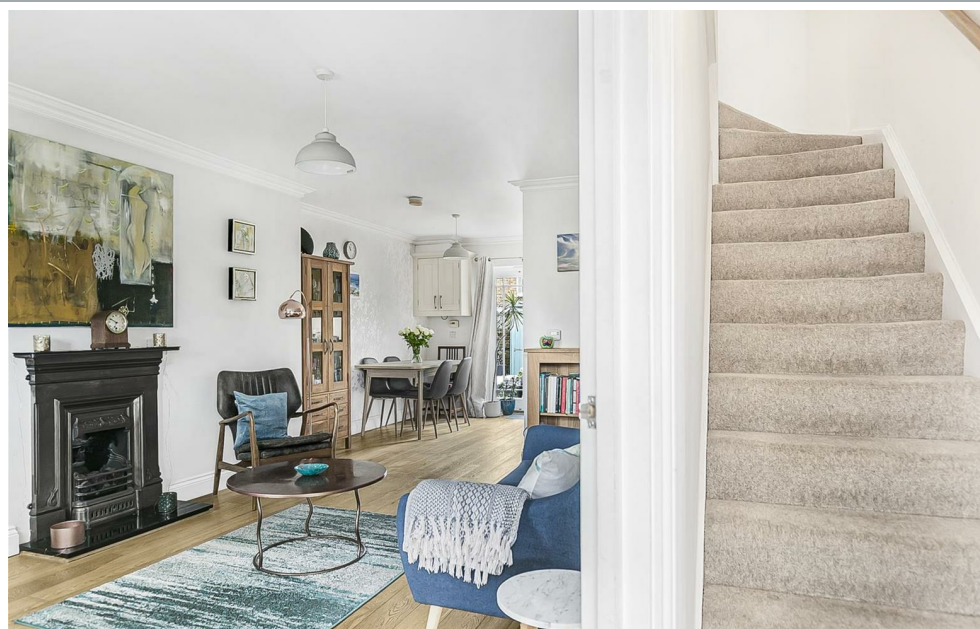
Located within this enviable location in a small riverside gated development on the desirable Folly Island in the heart of Hertford's town centre. The property directly adjoins a small section of the River Lea creating a tranquil environment, yet all of the towns shops and restaurants, along with Hertford East train station is a short distance away.





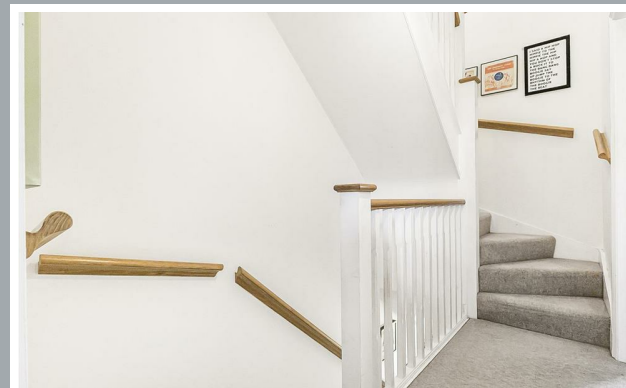
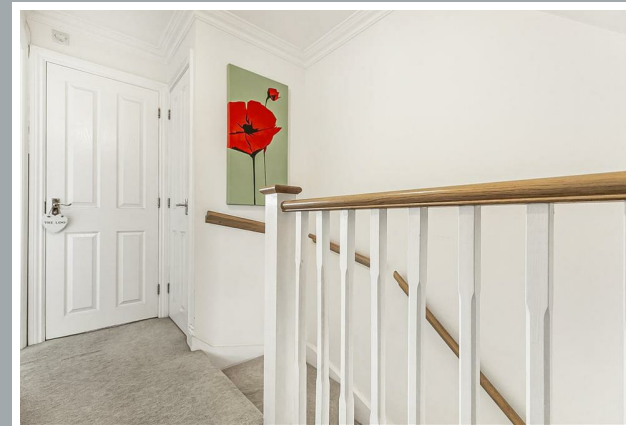
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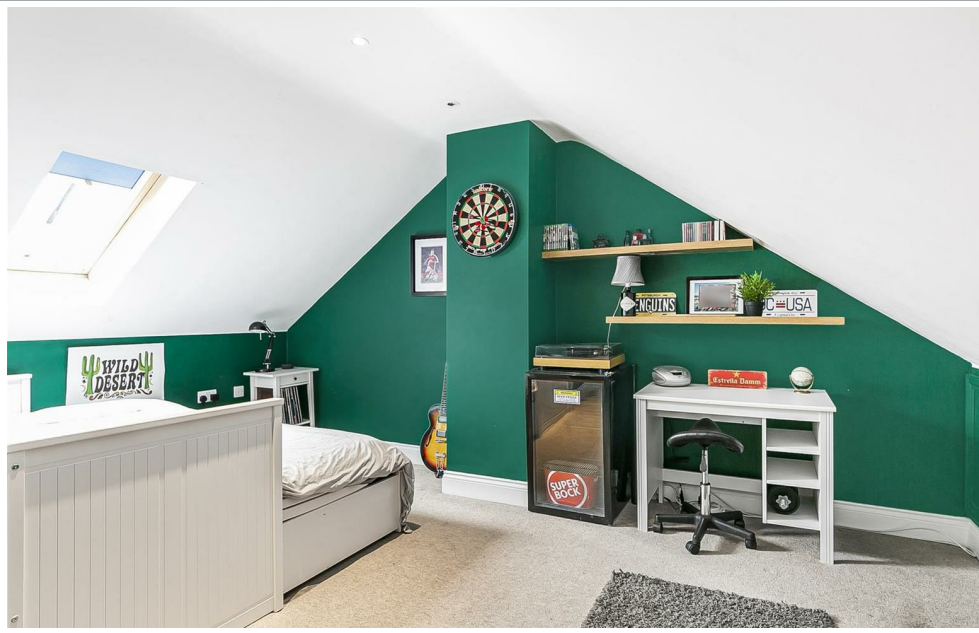
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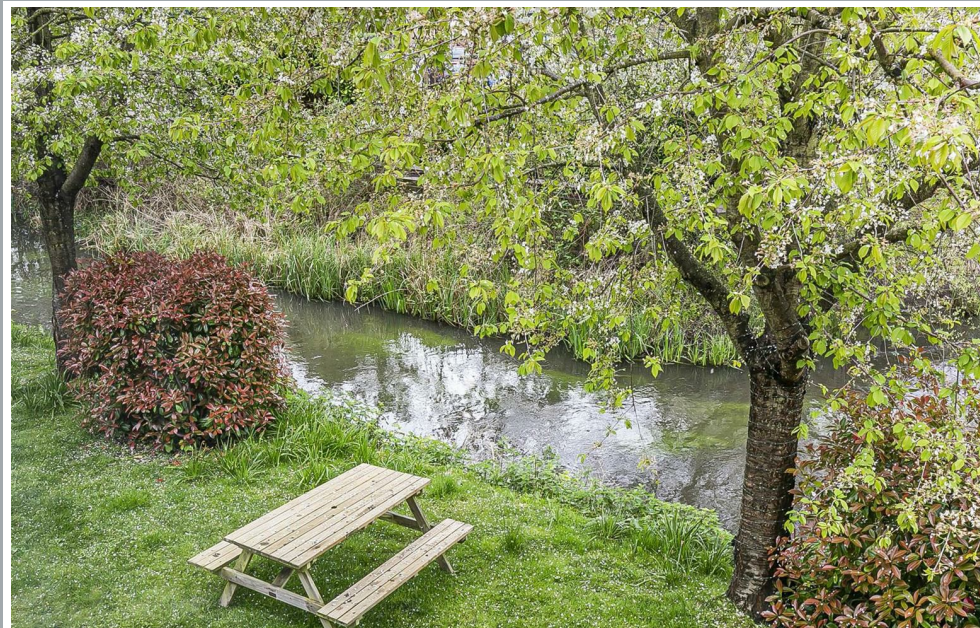
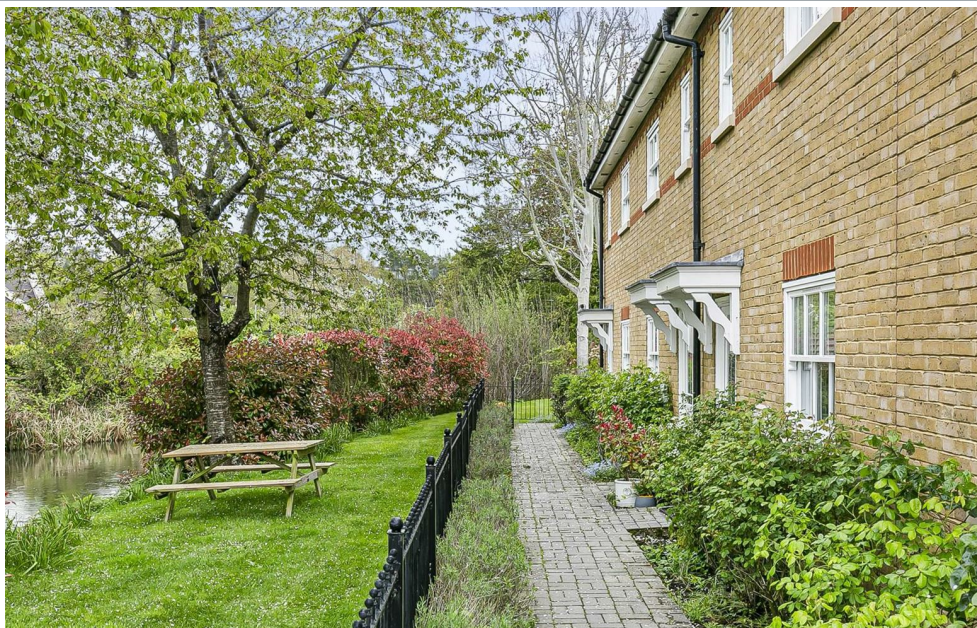






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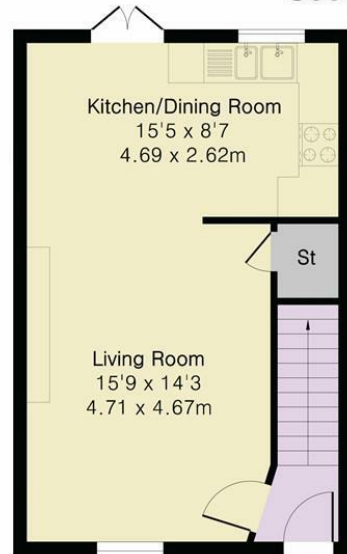


**Approximate Gross Internal Area 992 sq ft - 92 sq m**

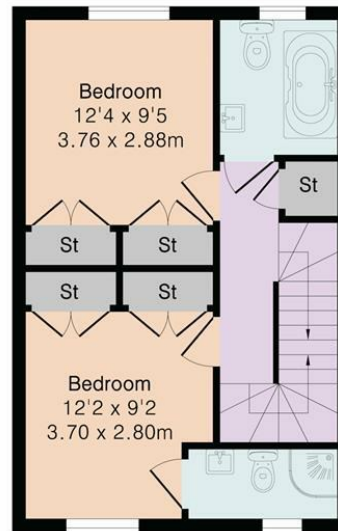
Ground Floor Area 378 sq ft – 35 sq m

First Floor Area 376 sq ft – 35 sq m

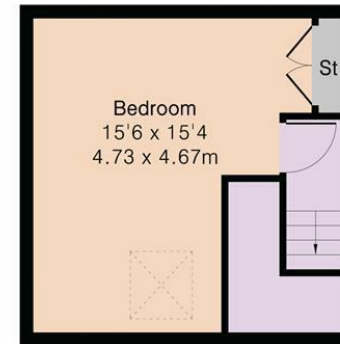
Second Floor Area 238 sq ft – 22 sq m



Ground Floor



First Floor



Second Floor



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 practice. 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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