



39, Newland Gardens, Hertford  
SG13 7WN  
Guide Price £700,000



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## 39 Newland Gardens, Hertford, Herts, SG13 7WN

A spacious and tastefully modernised 4 bedroom townhouse located within this sought after residential development only a short distance from Hertford East station, town centre and favoured SG13 schooling. Arranged over four floors, you are welcomed by a spacious entrance hallway, family room, cloakroom and the garage has been converted into a storage area and gym. On the first floor, there is a living/kitchen/dining area with Juliet balcony. On the second floor, there are two double bedrooms, both of which have their own en-suites and a dressing room to bedroom one. On the top floor, there are two further bedrooms, one of which is being used as an office and an en-suite shower room. Externally, there is off street parking and a landscaped rear garden. Call now to view!

The property is within a sought after residential development which benefits from a resident's gym and well maintained common grounds. The development is located only a short distance from Hertford town centre and Hertford East mainline train station which provides a regular service to London's Tottenham Hale and Liverpool Street.





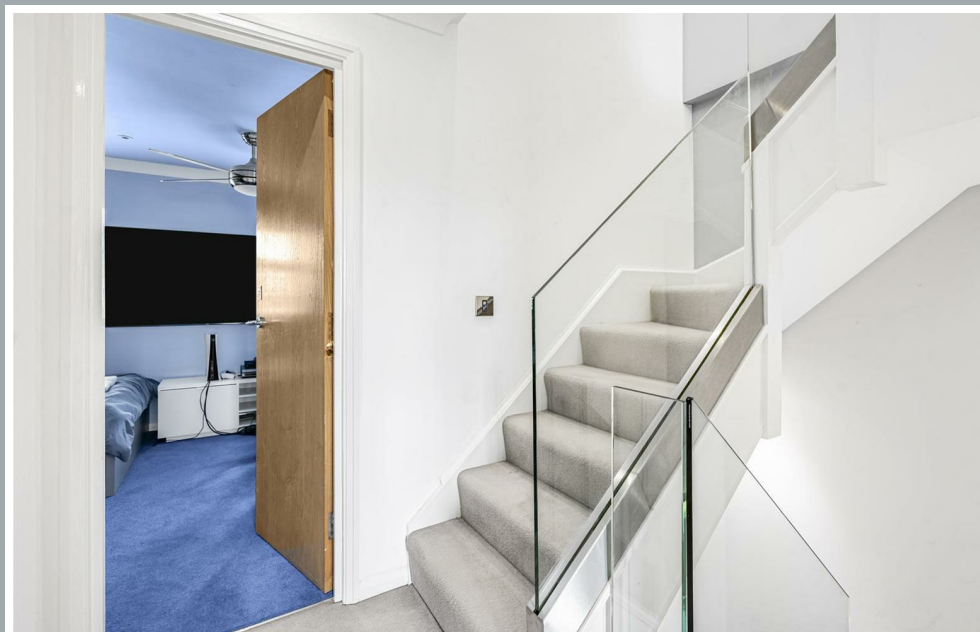
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





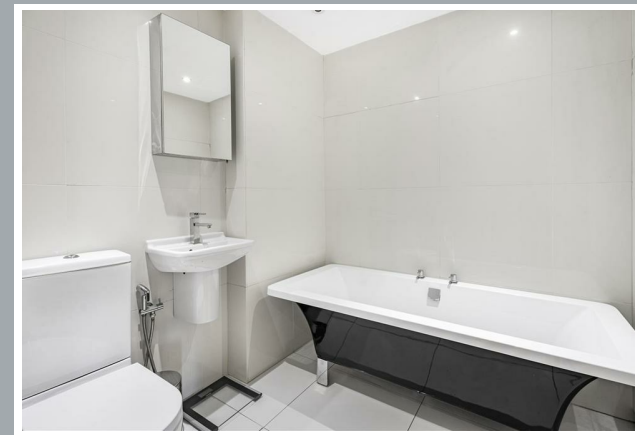
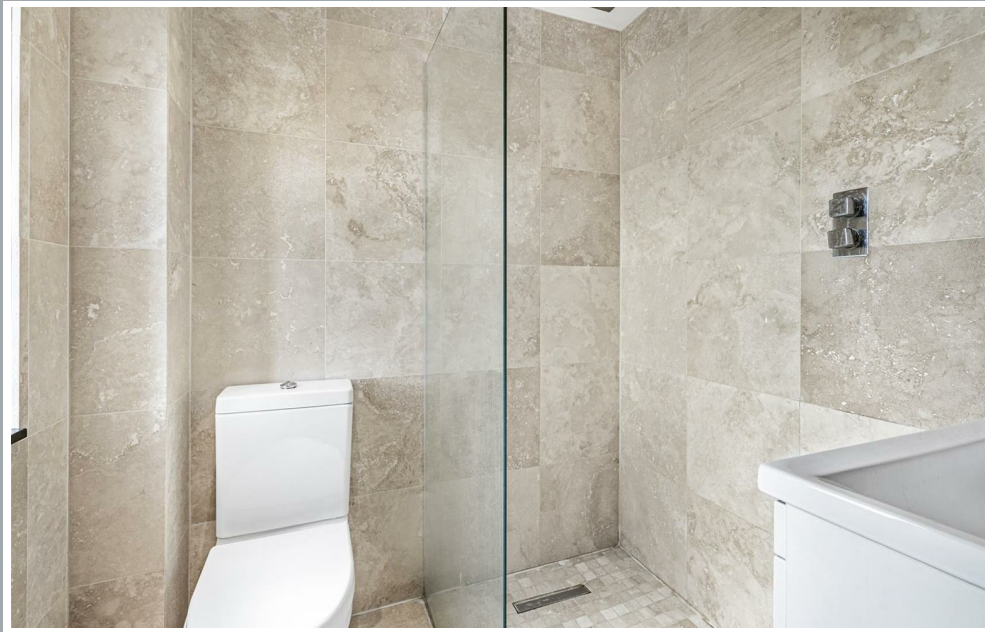
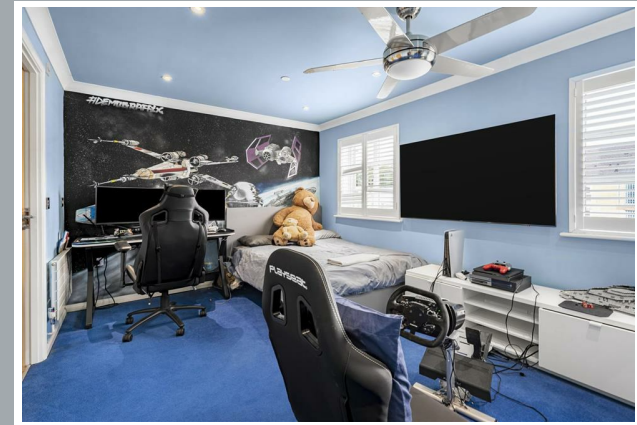
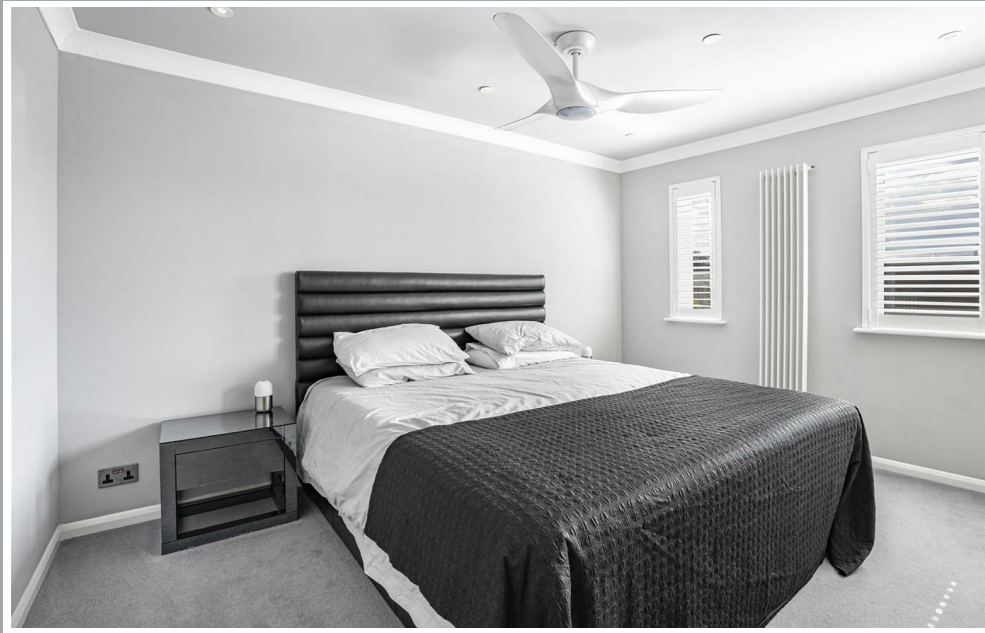
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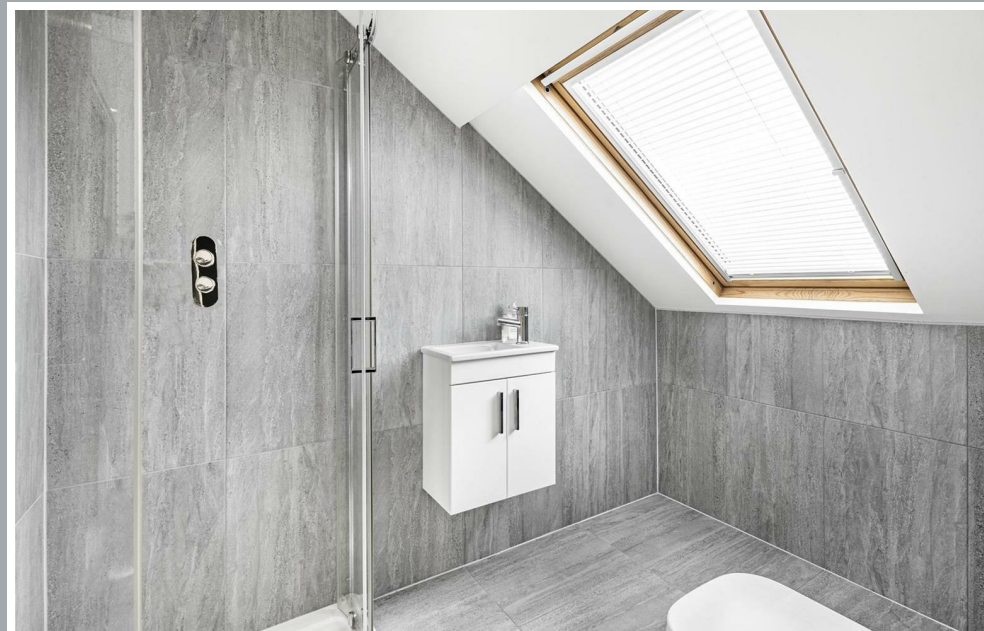
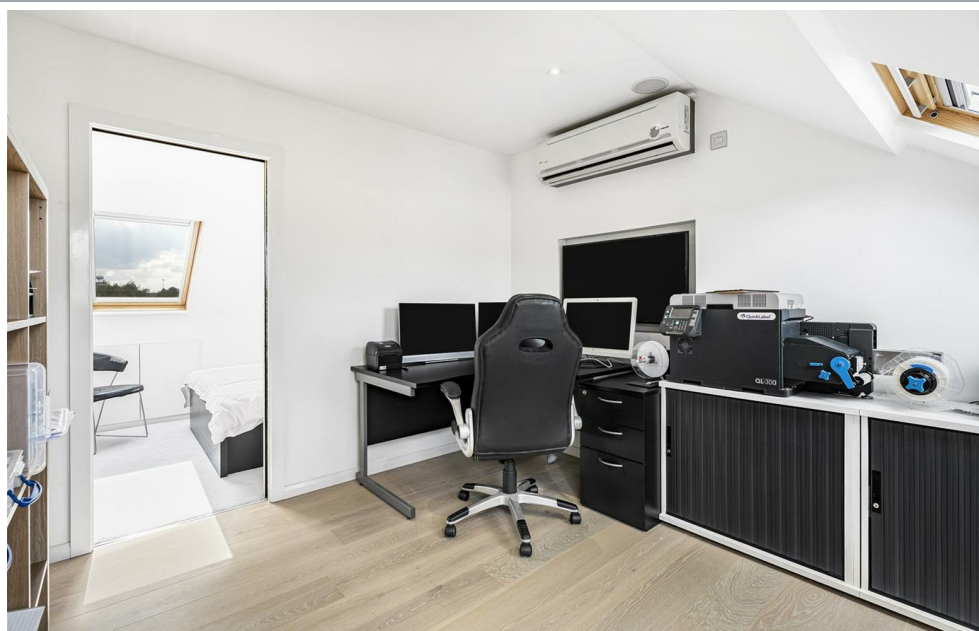
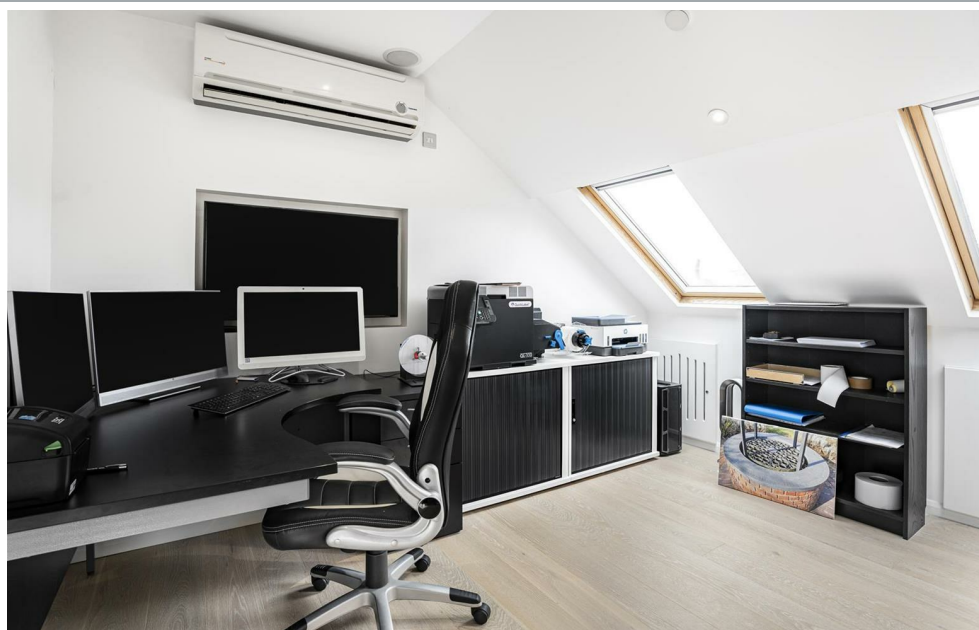
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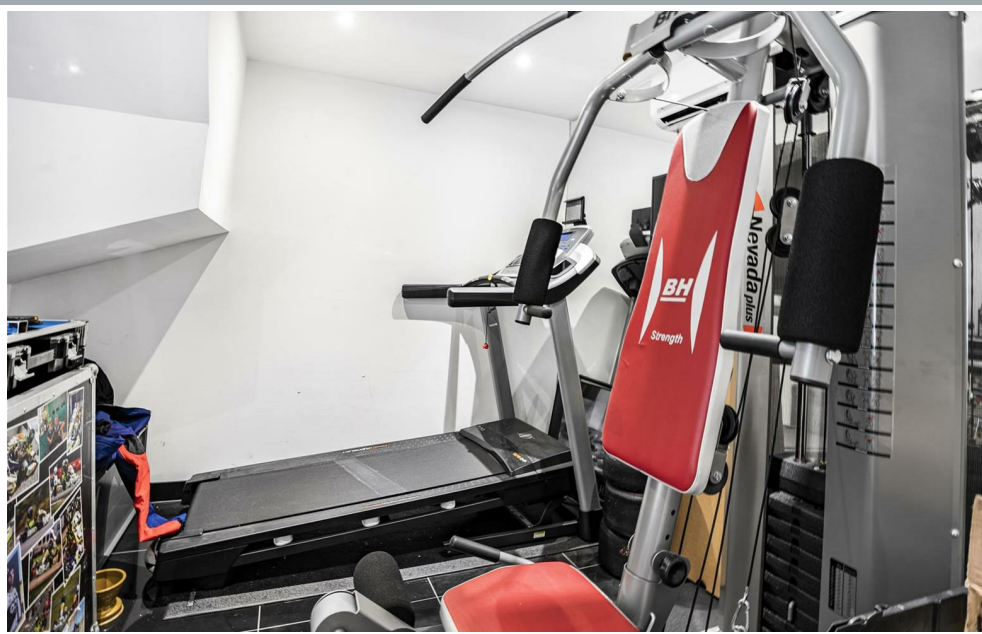
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**Approximate Gross Internal Area 1665 sq ft - 155 sq m**

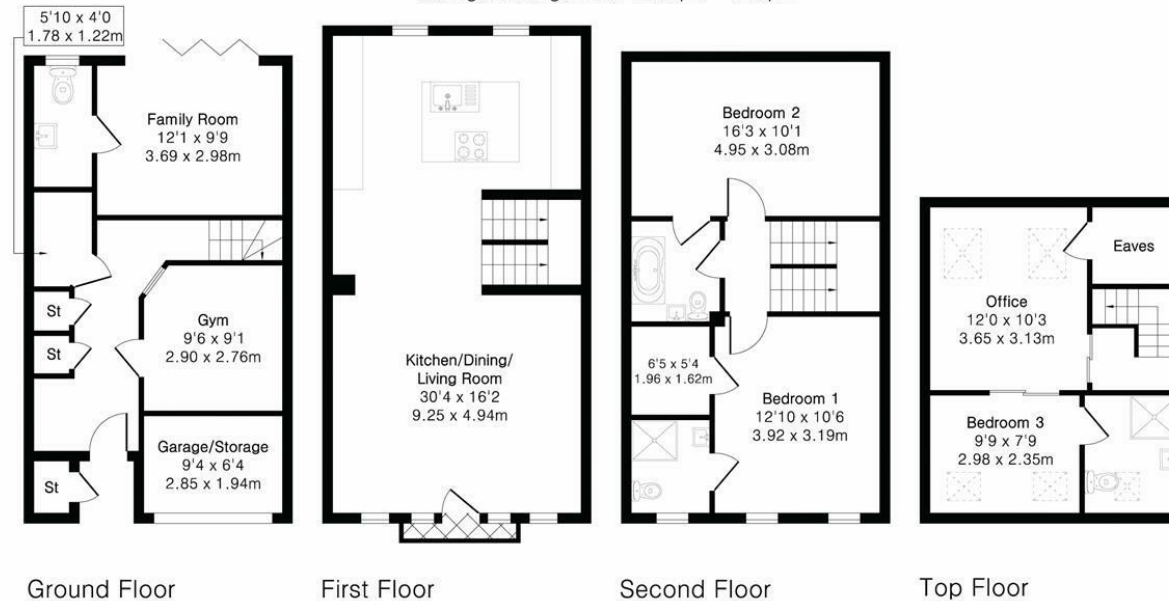
Ground Floor Area 385 sq ft – 36 sq m

First Floor Area 507 sq ft – 47 sq m

Second Floor Area 480 sq ft – 45 sq m

Top Floor Area 293 sq ft – 27 sq m

Garage/Storage Area 60 sq ft – 6 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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