



7, Gallows Way, Hertford
SG13 7US
Asking Price £599,995



stevenoates.com



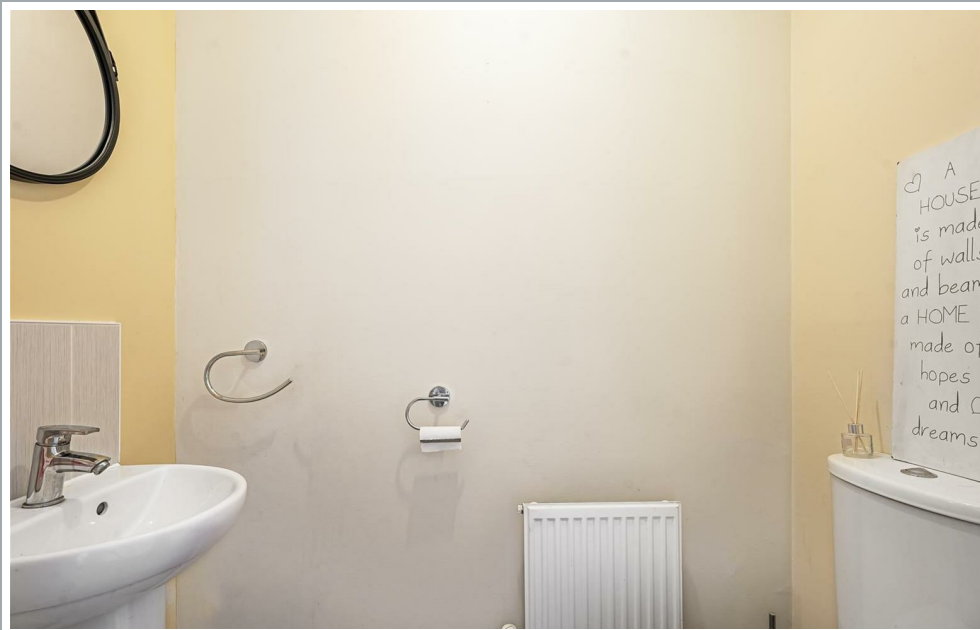
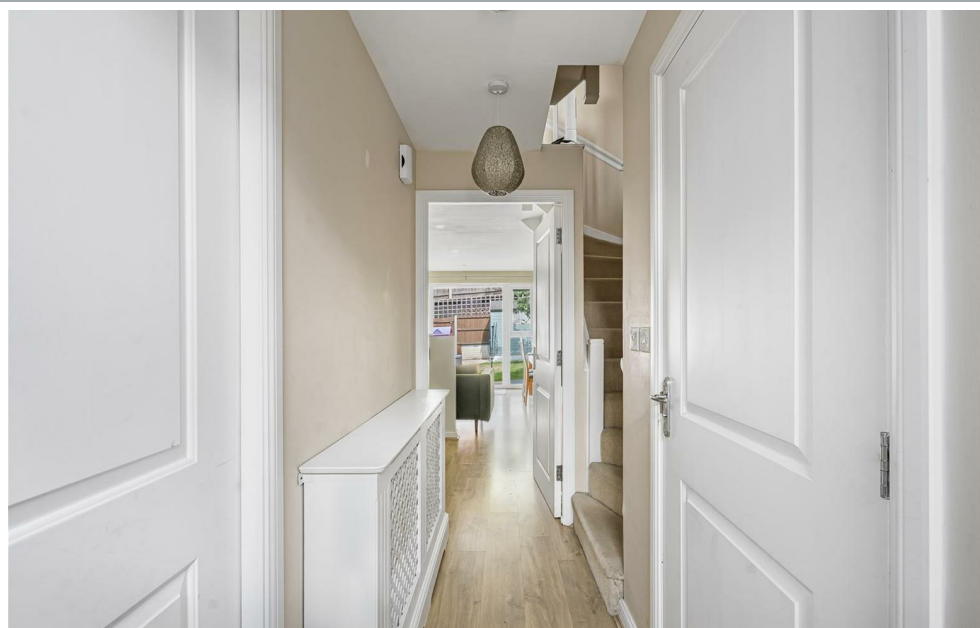
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**** PRICED TO SELL **** Steven Oates are delighted to offer this immaculately presented four-bedroom family home which is positioned perfectly in this sought-after cul-de-sac offering town centre convenience whilst remaining in a quiet location. Built approximately 9 years ago, this modern townhouse is deceptively spacious throughout boasting stylish and modern accommodation spread over three floors. On the ground floor you are welcomed by an entrance hallway with a useful downstairs w/c, storage cupboards and a study which makes an ideal work from home space or play room. There is also an impressive open plan kitchen/living space which has French doors leading straight onto the garden. On the first floor, you will find a cosy living room which can be easily used as another bedroom and across the hall there is a bright & airy main bedroom with en-suite shower room. On the second floor, there is a further two generous size double bedrooms and a family bathroom suite. Externally, this property benefits from driveway parking for two vehicles and a beautiful low maintenance garden to rear. Internal viewing is highly recommended to appreciate this stunning family home.

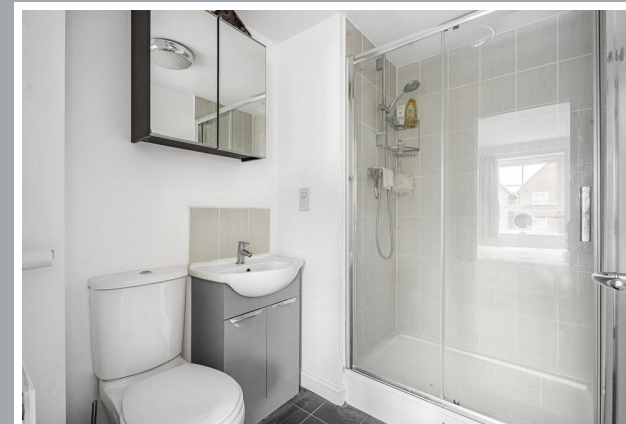
Gallows Way is situated close to Wheatcroft Primary School and also offers easy access Hertford Town Centre and A10. Hertford East Train Station is only (0.9m) away which provides a regular fast service to both London's Tottenham Hale & Liverpool Street Train Stations. Hertford Town Centre has a wide range of restaurants, coffee shops and bars. Hartham Common and the River Lea is close by which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts, and more. Also close by is a superstore and a useful industrial park.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

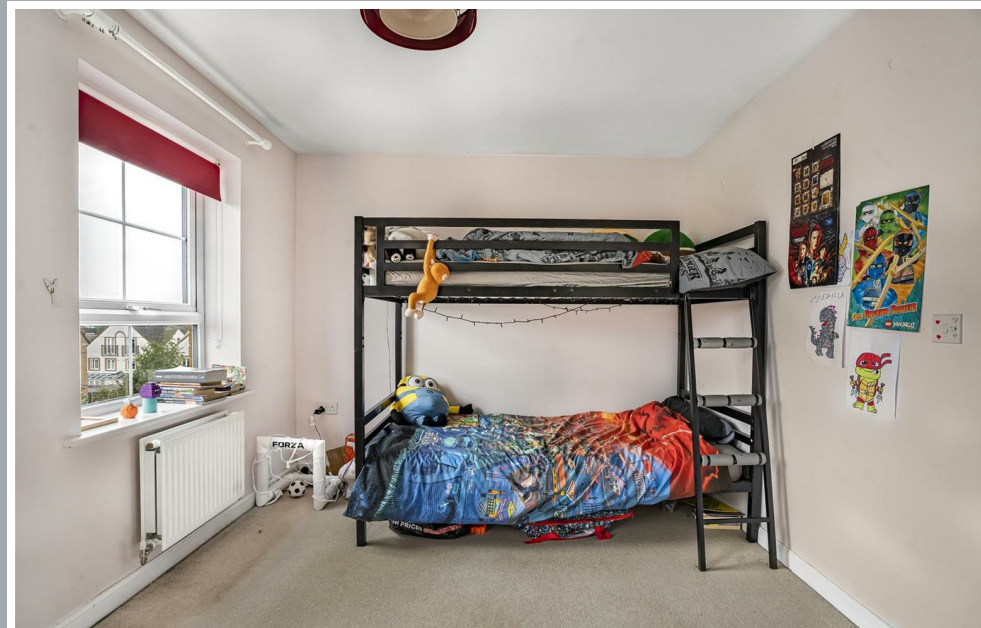


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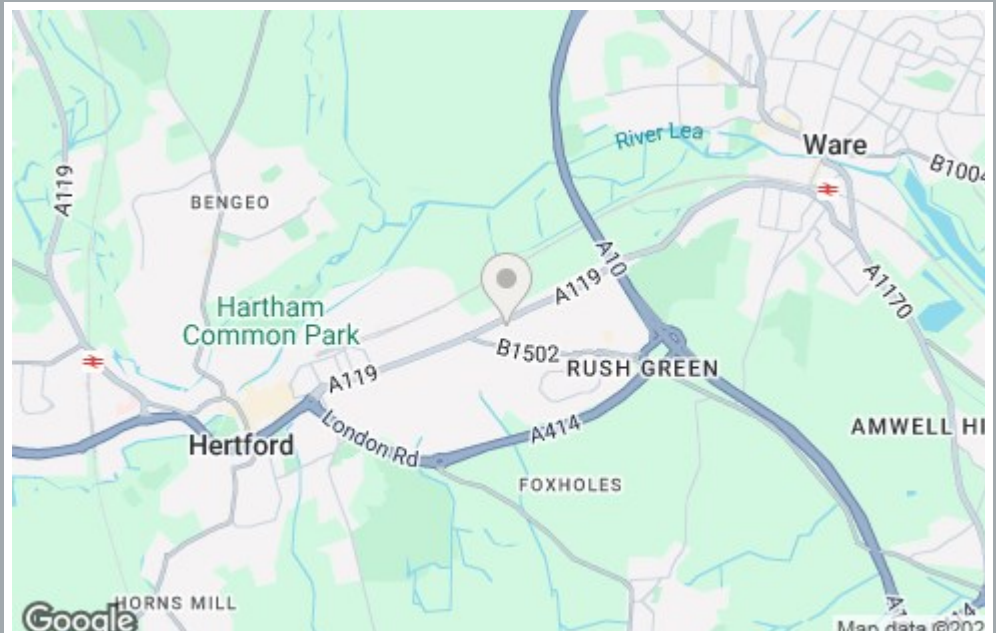
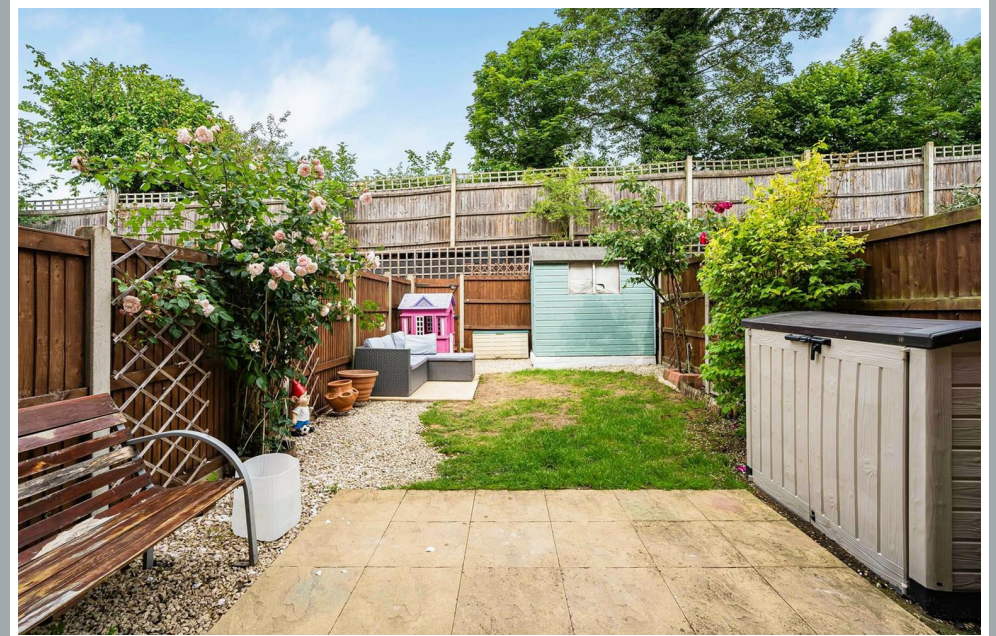


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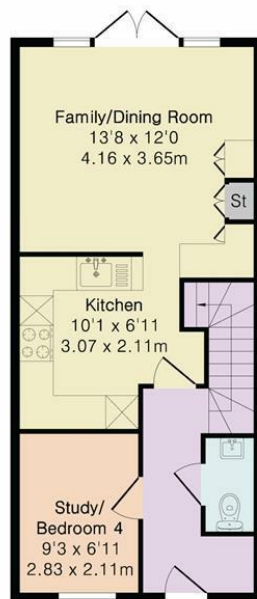
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Approximate Gross Internal Area 1195 sq ft - 110 sq m

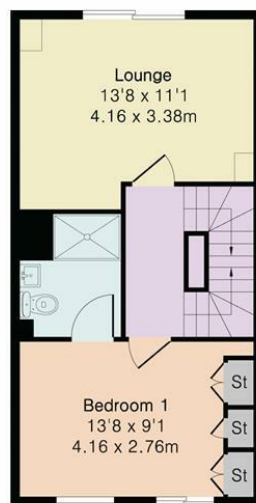
Ground Floor Area 435 sq ft – 40 sq m

First Floor Area 380 sq ft – 35 sq m

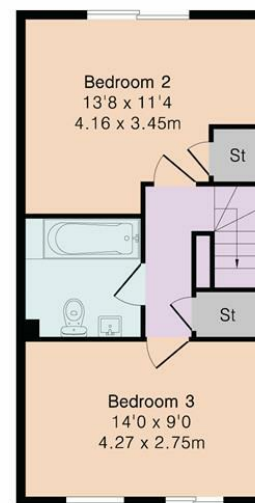
Second Floor Area 380 sq ft – 35 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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