



44, Windsor Drive, Hertford  
SG14 2HU

Offers In Excess Of £320,000



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## 44 Windsor Drive, Hertford, Herts, SG14 2HU

Steven Oates are delighted to present this well-proportioned three-bedroom split-level maisonette, ideally located in a sought-after area within easy reach of local shops and Hertford North rail station, offering direct links into Central London. Offering approximately 863 sq ft of accommodation, the property comprises an entrance hallway leading to a spacious lounge and a separate kitchen/diner. Upstairs, you'll find three generously sized double bedrooms and a modern family bathroom. Externally, the property benefits from private front and rear gardens, providing excellent outdoor space.

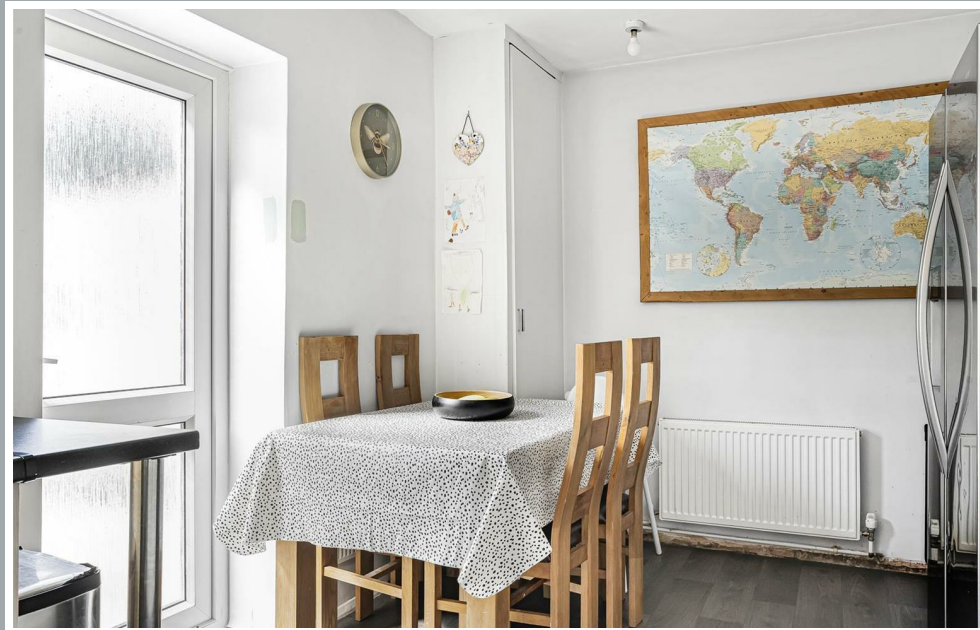
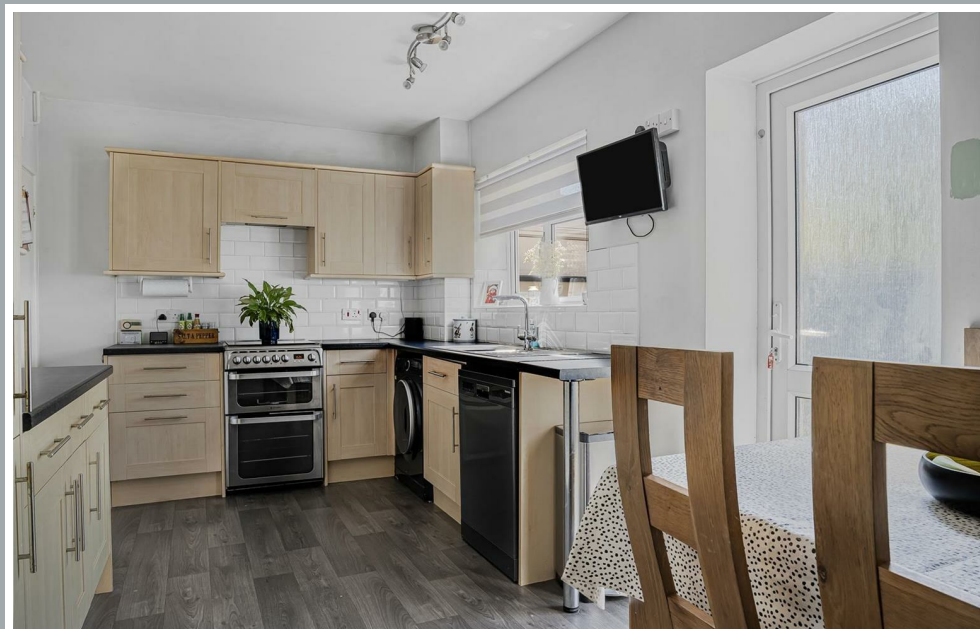
Situated within this popular residential street, Windsor Drive is less than (0.6m) from Hertford North mainline railway station which provides regular and fast services to London's Moorgate. Hertford Town Centre is only (1m) away which has an excellent choice of shops, restaurants, bars, coffee shops and much more.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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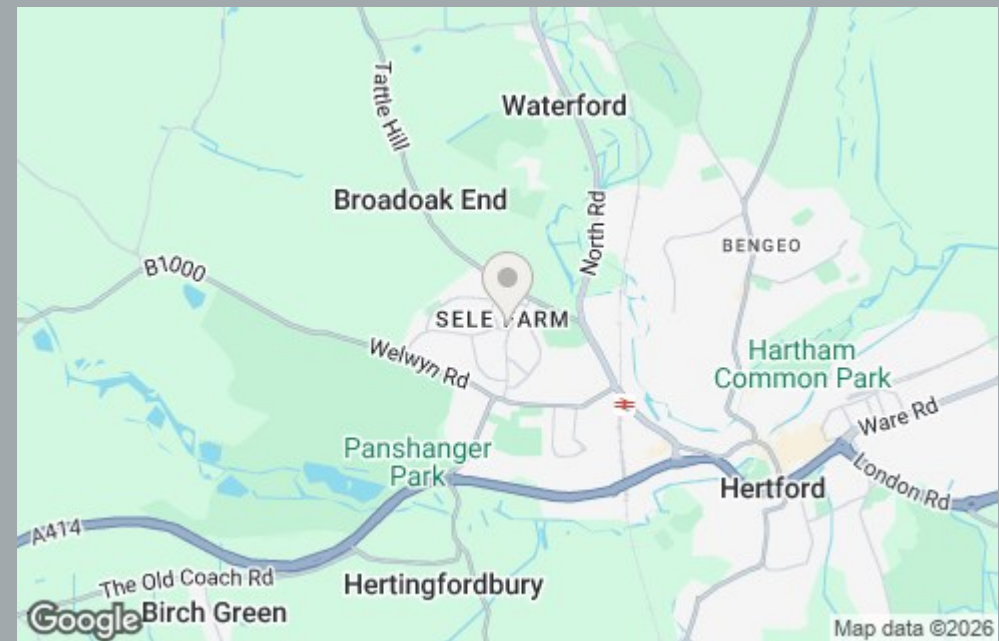
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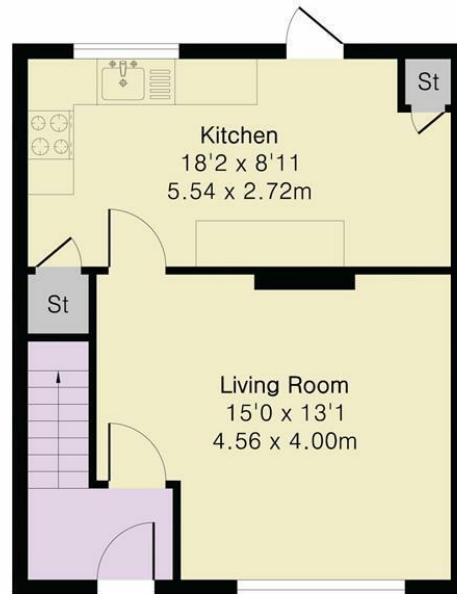
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## Approximate Gross Internal Area 863 sq ft - 80 sq m

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 456 sq ft – 42 sq m



Ground Floor



First 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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