



19, Greenways, Hertford

SG14 2BS

Guide Price £835,000



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## 19 Greenways, Hertford, Herts, SG14 2BS

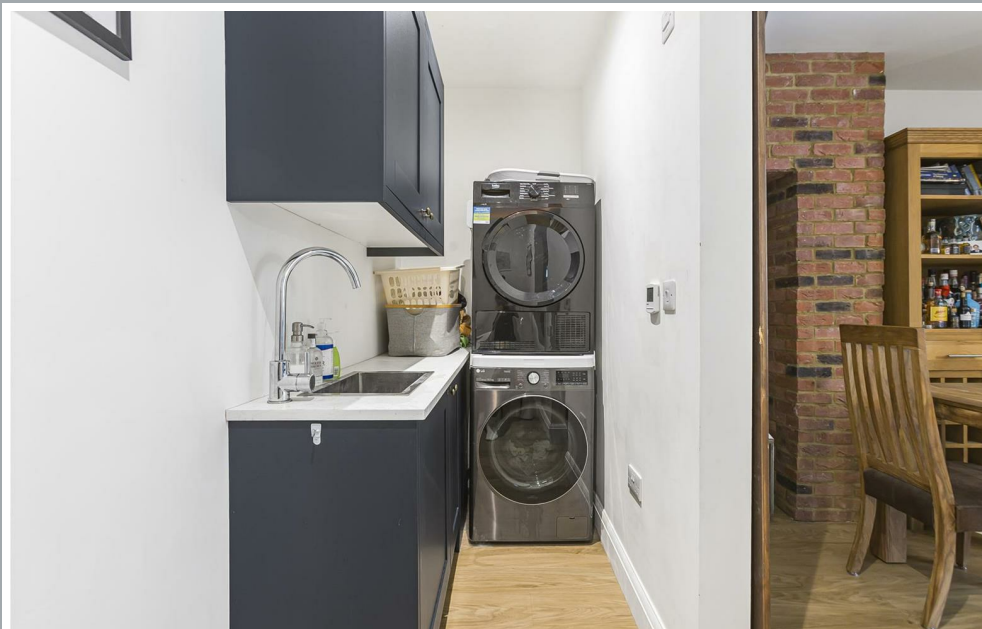
An exceptionally well-extended 1930s semi-detached family home, situated in a quiet no-through road just a short distance from Hertford North station. This stylishly presented property offers spacious and versatile accommodation, beginning with a traditional entrance hall and a bay-fronted living room featuring a charming log burner. The ground floor also includes a utility room with a cloakroom, a useful lean-to offering excellent storage, and a truly impressive open-plan kitchen/dining/living area with underfloor heating and direct access to the rear garden, perfect for modern family living and entertaining. On the first floor, you'll find three generously sized bedrooms. The principal bedroom benefits from its own en-suite shower room and a dedicated dressing area, while the other rooms are served by a contemporary four-piece family bathroom. The second floor offers a further double bedroom with ample eaves storage, ideal as a guest room, teenager's retreat, or home office. Externally, the property provides driveway parking for two vehicles and a low-maintenance, sunny south-facing rear garden. Additional features include a detached office/studio with power, lighting, and internet connection, ideal for remote working as well as a garage for further storage or secure parking.

As previously mentioned, the property is located at the end of a cul de sac road, only a short walk from Hertford North train which offers fast services to London's Moorgate & Kings Cross. Hertford town centre located less than a mile away offering an excellent selection of shops, restaurants and bars. There is also a more localised parade of shops a short distance away which includes a traditional butchers, bakers, co-op and an excellent fish and chip shop.



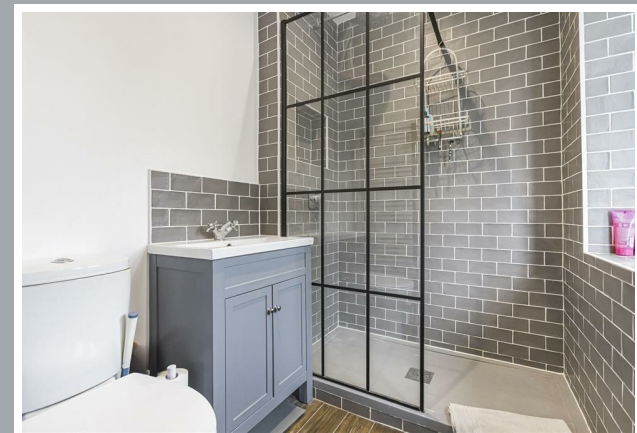
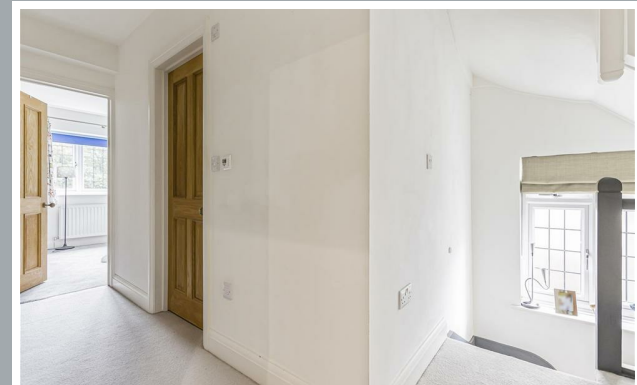
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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**Approximate Gross Internal Area 1651 sq ft - 153 sq m**

**(Excluding Garage & Outbuilding)**

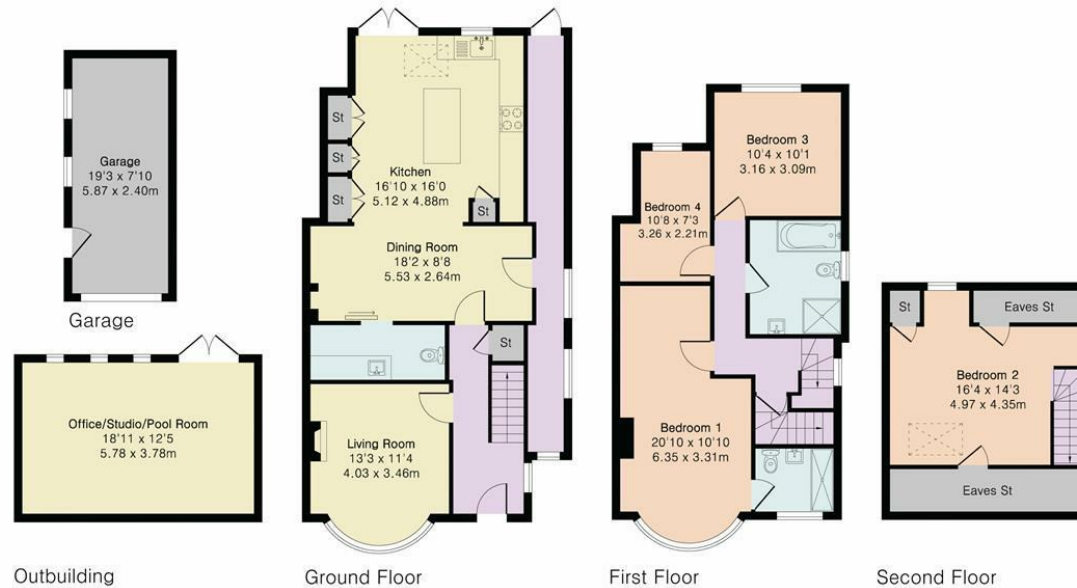
Ground Floor Area 779 sq ft – 72 sq m

First Floor Area 583 sq ft – 54 sq m

Second Floor Area 289 sq ft – 27 sq m

Garage Area 151 sq ft – 14 sq m

Outbuilding Area 235 sq ft – 22 sq m



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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