



3, Warwick Close, Hertford
SG13 8JT
Guide Price £850,000



stevenoates.com



3 Warwick Close, Hertford, Herts, SG13 8JT

A rarely available four-bedroom extended home, ideally situated in a sought-after no-through road on the South Side of Hertford. This desirable location offers convenient access to the town centre's excellent range of amenities, as well as highly regarded primary and secondary schools. The property has been thoughtfully extended and occupies a mature, well established plot. On the ground floor, the accommodation comprises a welcoming porch and entrance hallway, leading to a cloakroom, sitting room, and a spacious kitchen/diner. The lounge can be accessed from both the sitting room and the kitchen/diner, creating a natural flow throughout the living space. There is also a utility room and internal access to the garage. On the first floor, there are four double bedrooms, a family bathroom, and an additional shower room. Externally, the property benefits from off-street parking and a secluded, mature rear garden, offering excellent privacy. This superb family home is being offered with no onward chain, providing an attractive opportunity for a smooth purchase.

Located within one of Hertford's most highly sought after residential developments on the southside of town, which offers excellent access to the favoured SG13 schooling for primary and secondary. Hertford town centre is approximately 1.5 miles away providing an excellent choice of shops, restaurants and coffee shops. Both Hertford North and Hertford East mainline train stations are roughly equal distances away offers fast and regular services to London.



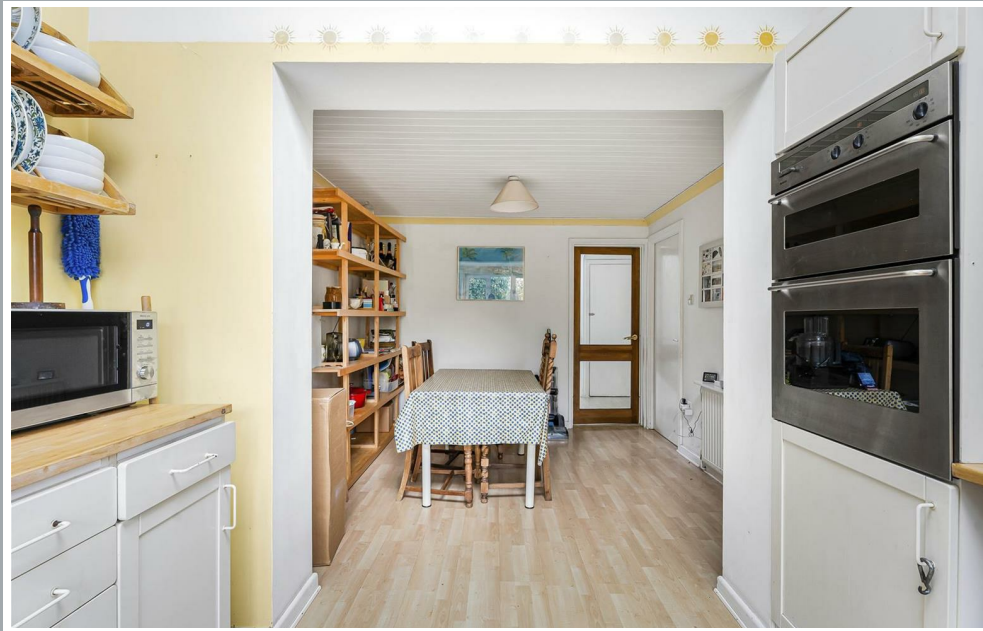
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



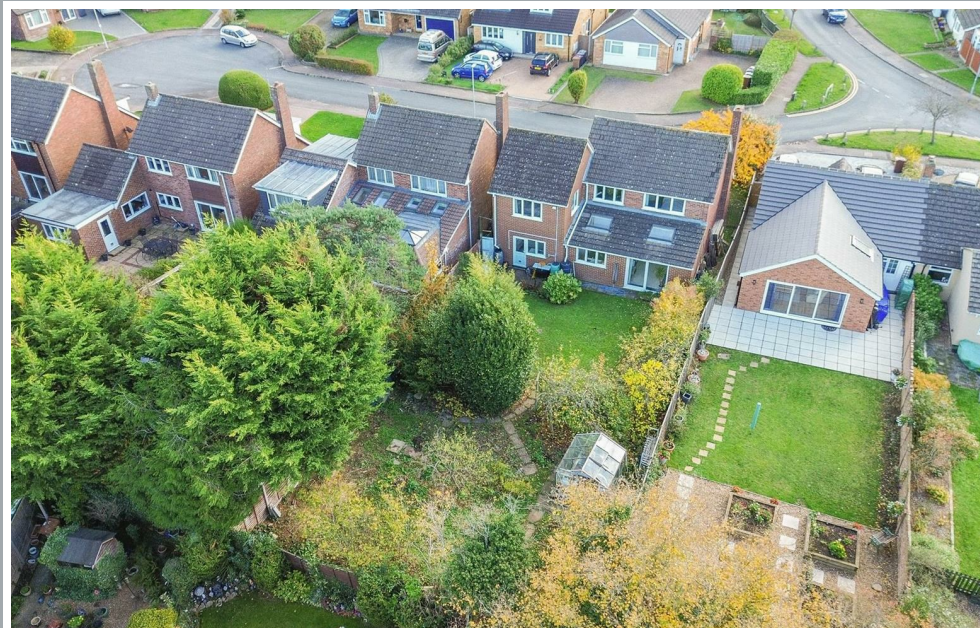
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

**Approximate Gross Internal Area 1928 sq ft - 179 sq m
(Including Garage)**

Ground Floor Area 1172 sq ft – 109 sq m

First Floor Area 756 sq ft – 70 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.



stevenoates.com