



4, Kinsman Mews, Hertford

SG13 8EL

Prices From £1,000,000



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## 4 Kinsman Mews, Gascoyne Way, Hertford, Hertfordshire, SG13 8EL

SHOW HOME AVAILABLE TO VIEW IMMEDIATELY - A exceptional and exclusive development of just 7 luxurious townhouses on the edge of Hertford's historic town centre. The Wenham is the jewel in the crown offers excellent proportioned accommodation over 4 floors spanning 2070 sqft which include a spacious kitchen/diner, downstairs wc and integral garage on the ground floor. On the first floor, there is a large living room, bedroom with en-suite, a laundry room and study/bedroom 5. Over the second and third floors, there is a main bedroom suite with dressing room & en-suite, a further 2 large bedrooms, both with en-suites and a large playroom/bedroom 6. Externally, there are professionally landscaped gardens and allocated parking for 2 cars.

Despite its brand new status, this property embodies the charm of Victorian style architecture with its red brick exterior, high ceilings and elegant sash windows exuding a sense of heritage. The home also boasts exceptional quality throughout with luxurious and environmentally-friendly features, including an electric vehicle charging point, excellent insulation and upscale bathrooms and kitchen. Furthermore, the property also offers the convenience of a spacious integrated garage and additional parking within this secure and private gated community.

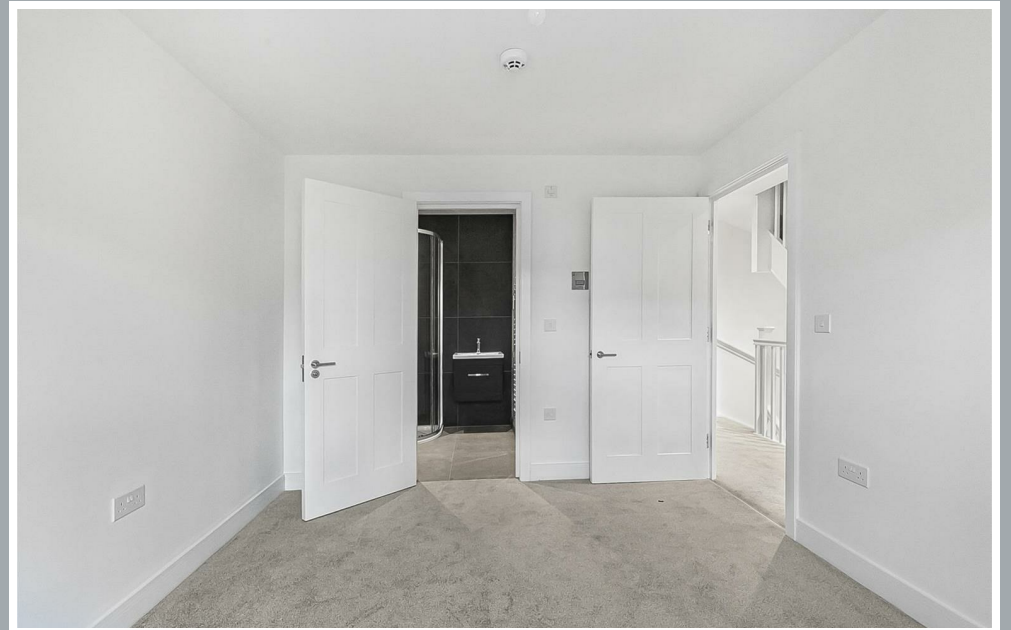
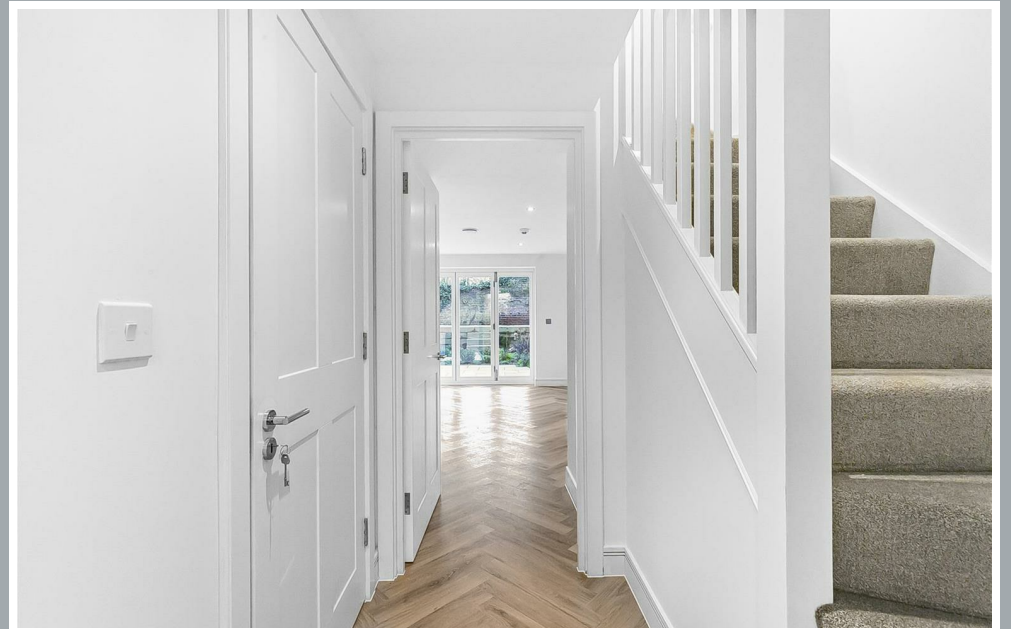
The location of this property is equally impressive as it is situated within a short walk of Hertford town centre and its two mainline railway stations, providing direct access to London. The highly regarded Simon Balle and Richard Hale secondary schools are also within a short walking distance, making this property ideal for those seeking convenience and accessibility.





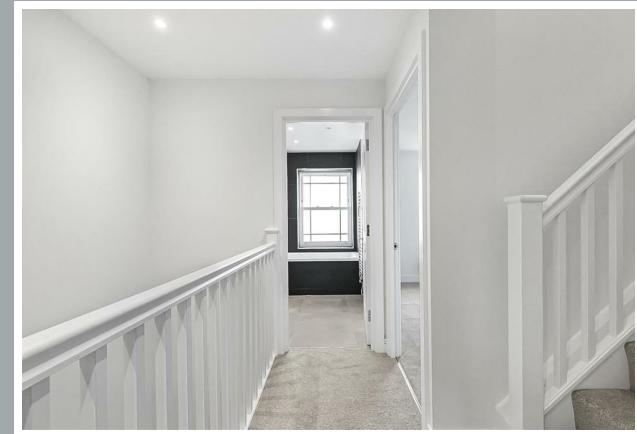
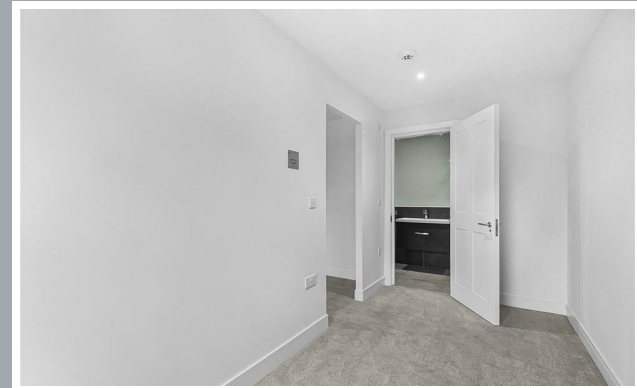
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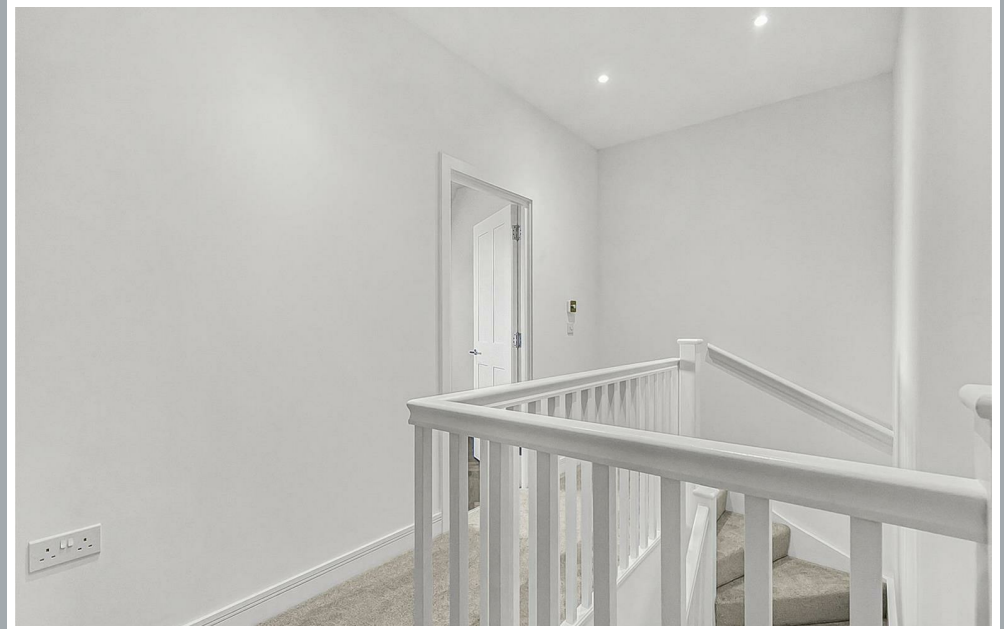
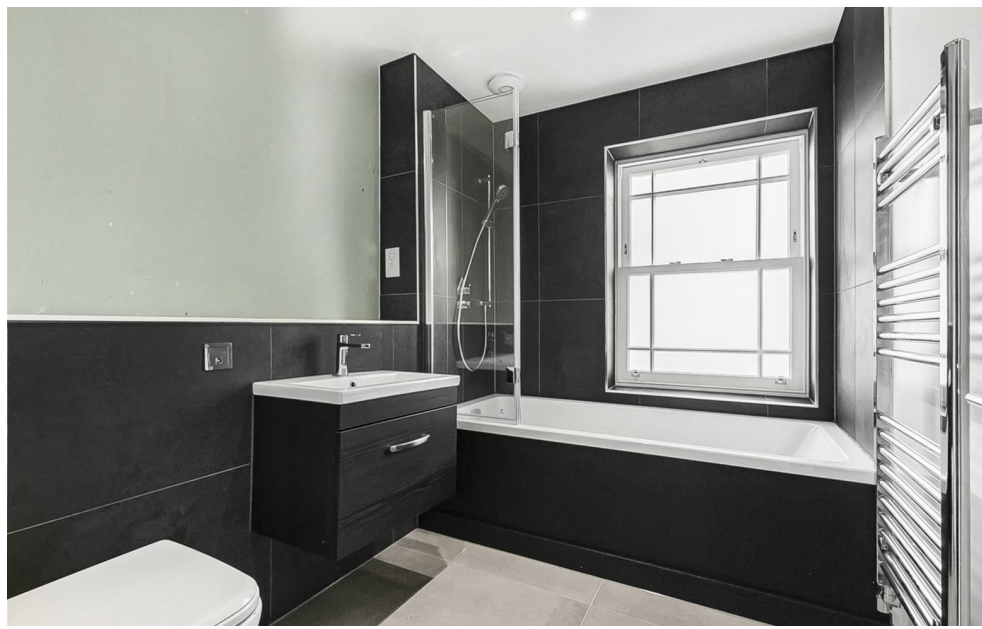


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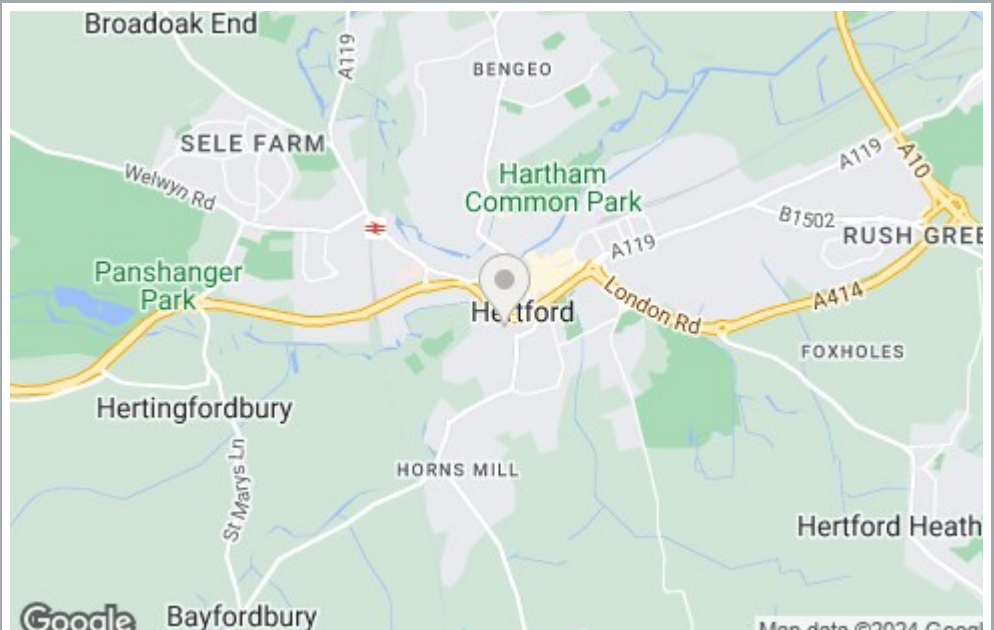






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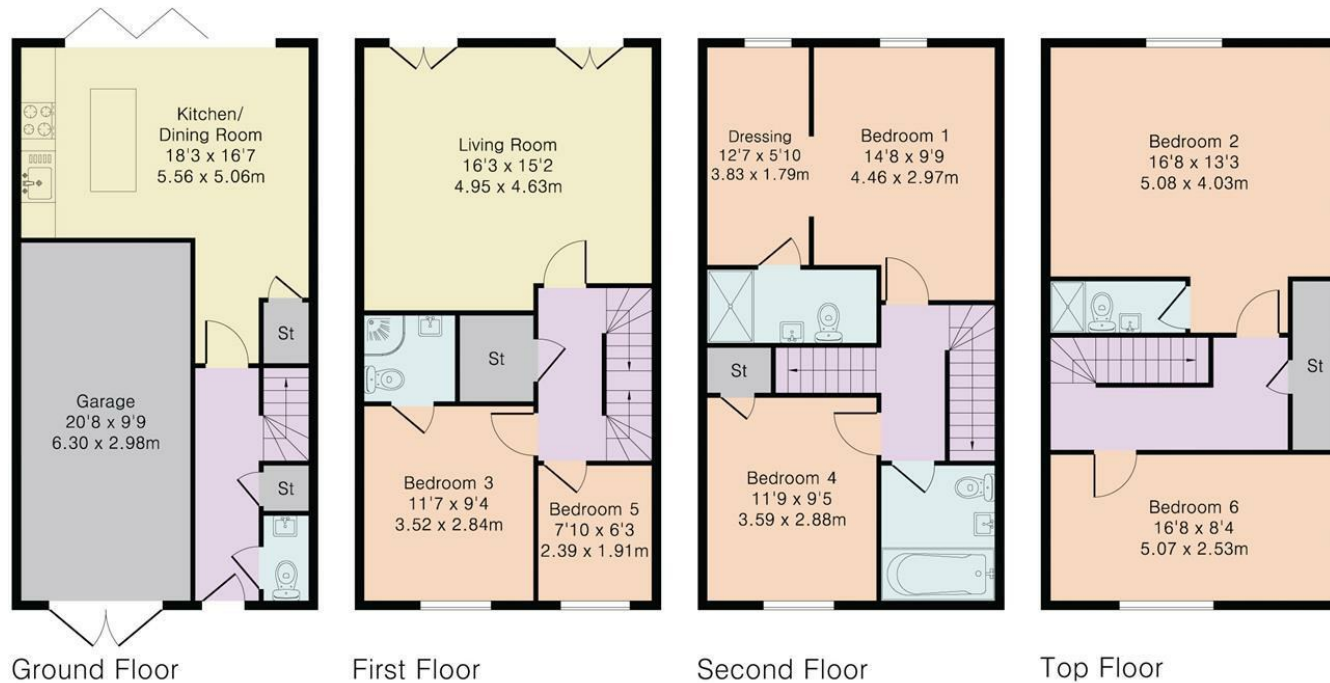




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Approximate Gross Internal Area 2120 sq ft – 196 sq m  
 Ground Floor Area 530 sq ft – 49 sq m  
 First Floor Area 530 sq ft – 49 sq m  
 Second Floor Area 530 sq ft – 49 sq m  
 Top Floor Area 530 sq ft – 49 sq m



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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