



28, Fanshaws Lane, Hertford  
SG13 8PF

Fixed Asking Price £500,000



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## 28 Fanshaws Lane, Brickendon, Hertford, SG13 8PF

Steven Oates are delighted to offer for sale this immaculately refurbished THREE-BEDROOM FAMILY HOME, which has been fully renovated to a high standard throughout by its present owners with features to include; Entrance hallway with storage cupboard, good size through lounge with wood effect flooring and log burner, stylish modern fitted open plan/dining room with French doors leading out to the newly landscaped rear garden. The first floor comprises of 3 good size bedrooms and brand newly family bathroom. The property has also had brand new double glazing installed throughout. Externally the property has attractive front and rear gardens which have been landscaped and ample storage with two large storage sheds, side access to the front and rear of the house, sunny patio section and laid lawn.

Being located in Fanshaws Lane, this home is just a few minutes walk to the local village green with play area, Farmers Boy pub, golf club and within easy access to enjoy the beautiful rural walks across the vast open countryside. For the commuter the property is easy accessible by car to Bayford or Broxbourne railway stations servicing London and Hertford.



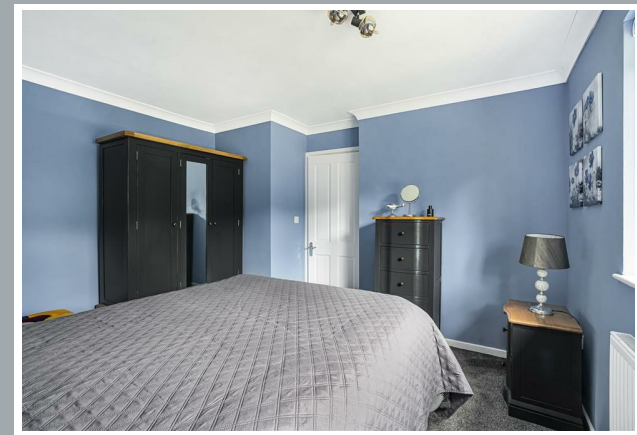
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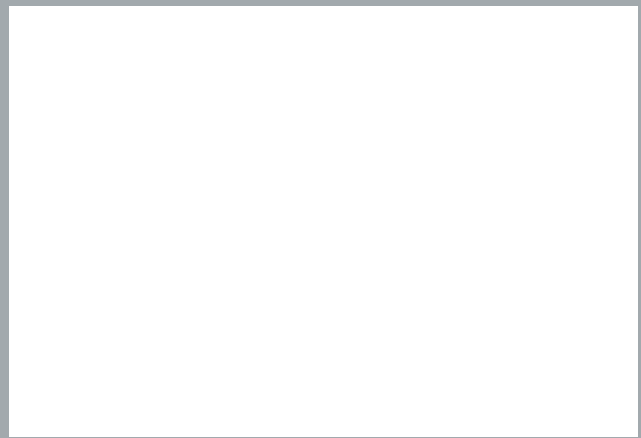
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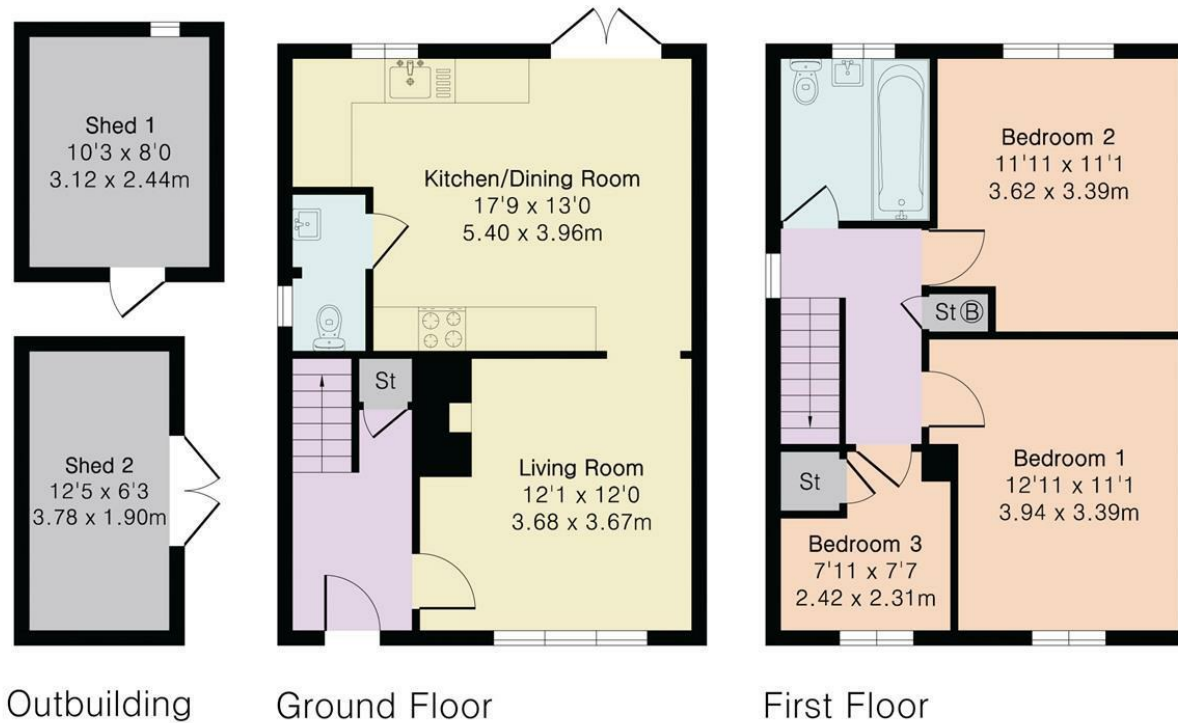
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**Approximate Gross Internal Area 900 sq ft - 84 sq m  
(Excluding Outbuilding)**

Ground Floor Area 450 sq ft – 42 sq m

First Floor Area 450 sq ft – 42 sq m

Outbuilding Area 159 sq ft – 15 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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