

18, Birdie Way, Hertford
SG13 7SX
Asking Price £435,000

stevenoates.com







18 Birdie Way, Hertford, Hertfordshire, SG13 7SX

OFFERED CHAIN FREE

Steven Oates are pleased to offer for sale this immaculately presented and improved three-bedroom family home, offering generous accommodation throughout. The property has been thoughtfully enhanced by the current owners, creating a stylish, modern and welcoming home. The ground floor accommodation comprises a well-appointed kitchen/dining room, providing an ideal space for both everyday family living and entertaining. There is also a convenient downstairs cloakroom and a generous lounge to the rear, featuring French doors opening directly onto the beautifully landscaped garden. Upstairs, the property continues to impress with three generously proportioned bedrooms, useful built-in storage and a luxurious, recently refitted family bathroom suite. Externally, the property benefits from an attractive landscaped frontage, while to the rear is an impressive and beautifully landscaped garden, offering an ideal setting for outdoor relaxation and entertaining. There is also the added benefit of an external storage cupboard. An internal viewing is highly recommended !

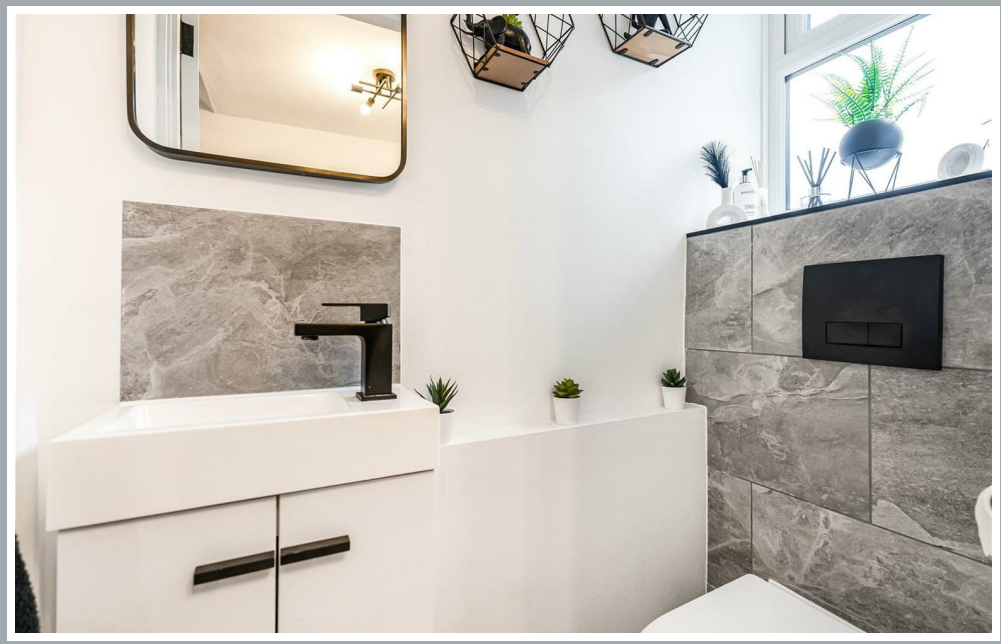
Situated within the popular Pinehurst development, the property enjoys convenient access to the A10, providing links to the M25 and London to the south, and Cambridge to the north. Hertford town centre is less than 1.4 miles away, offering a fantastic selection of shops, cafés, restaurants and other amenities. Hertford East railway station is also within easy reach, providing regular services to London Liverpool Street. The property further benefits from its sought-after SG13 postcode, which is popular with families seeking access to a range of well-regarded local schools.



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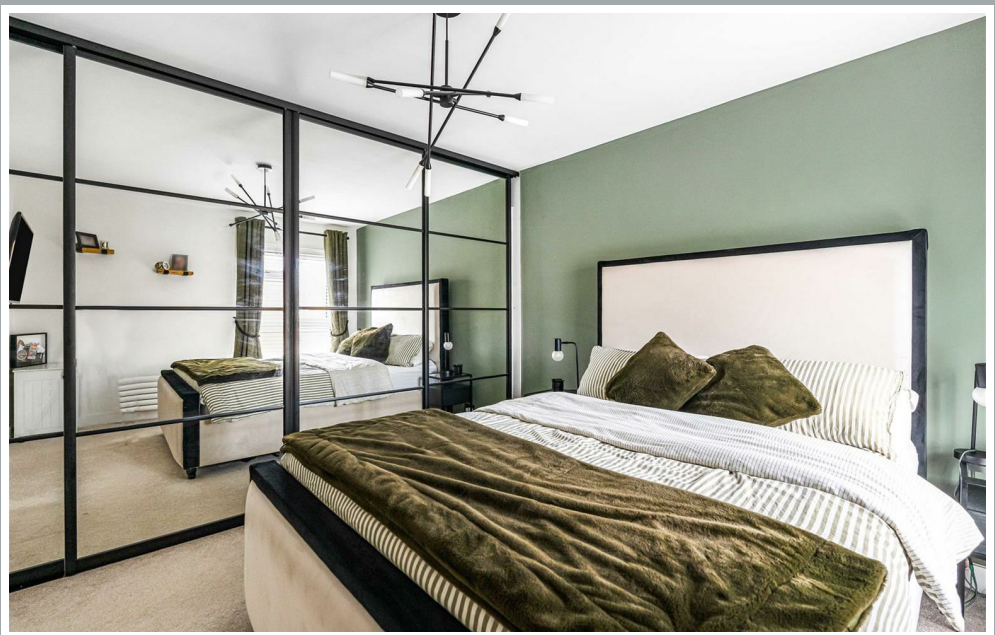






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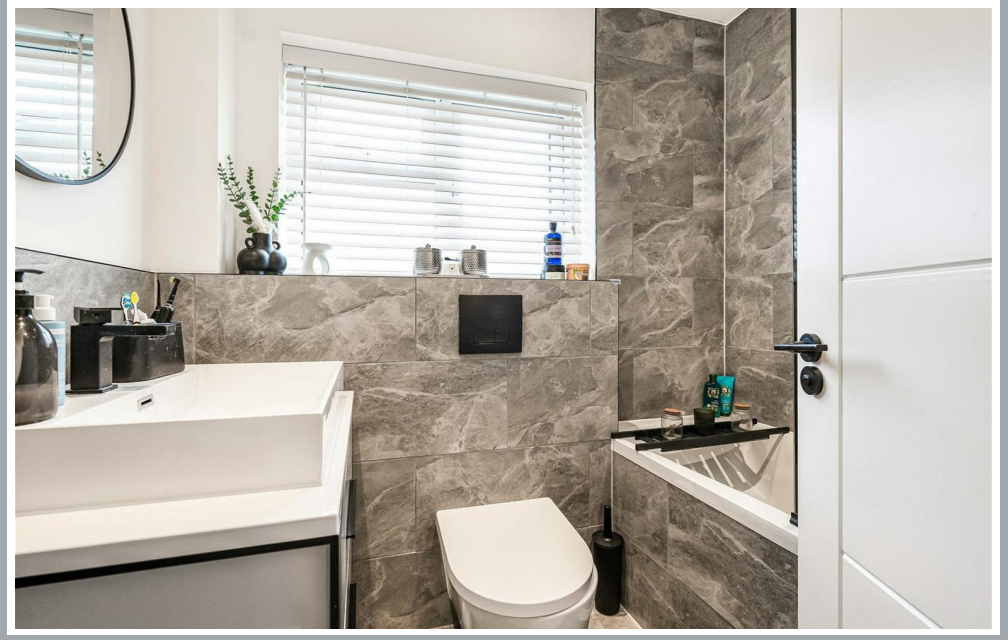


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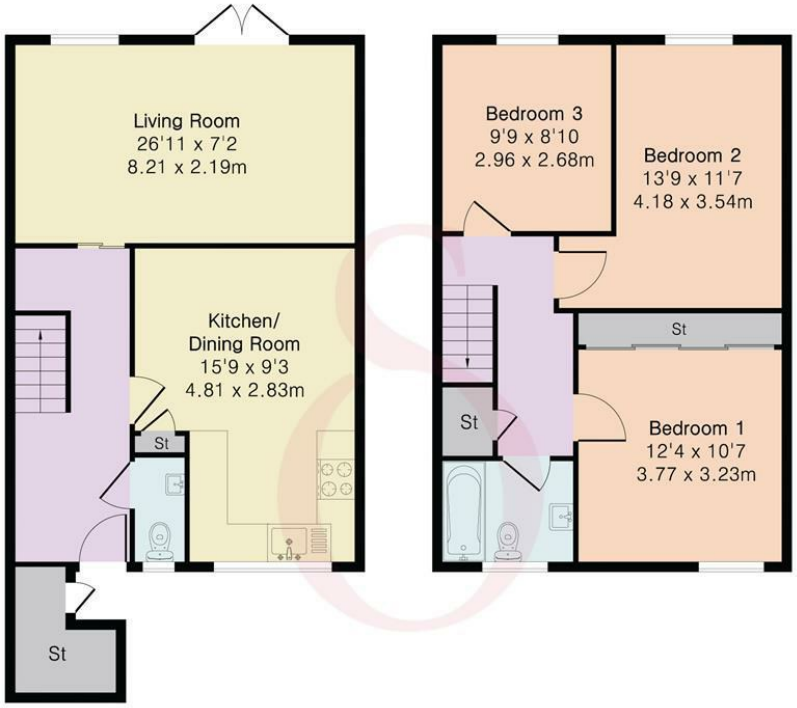


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Approximate Gross Internal Area 979 sq ft - 91 sq m

Ground Floor Area 503 sq ft – 47 sq m

First Floor Area 476 sq ft – 44 sq m



Ground Floor First Floor

PINKPLAN

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.

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