



244b, Hertingfordbury Road, Hertford

SG14 2LG

Guide Price £550,000



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## 244b Hertingfordbury Road, Hertingfordbury, Hertford, SG14 2LG

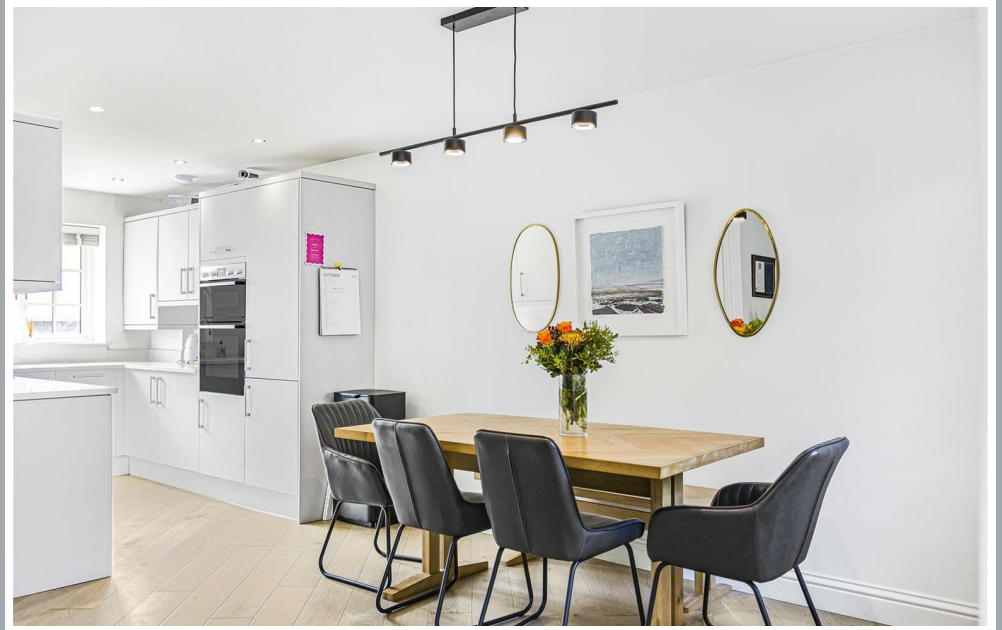
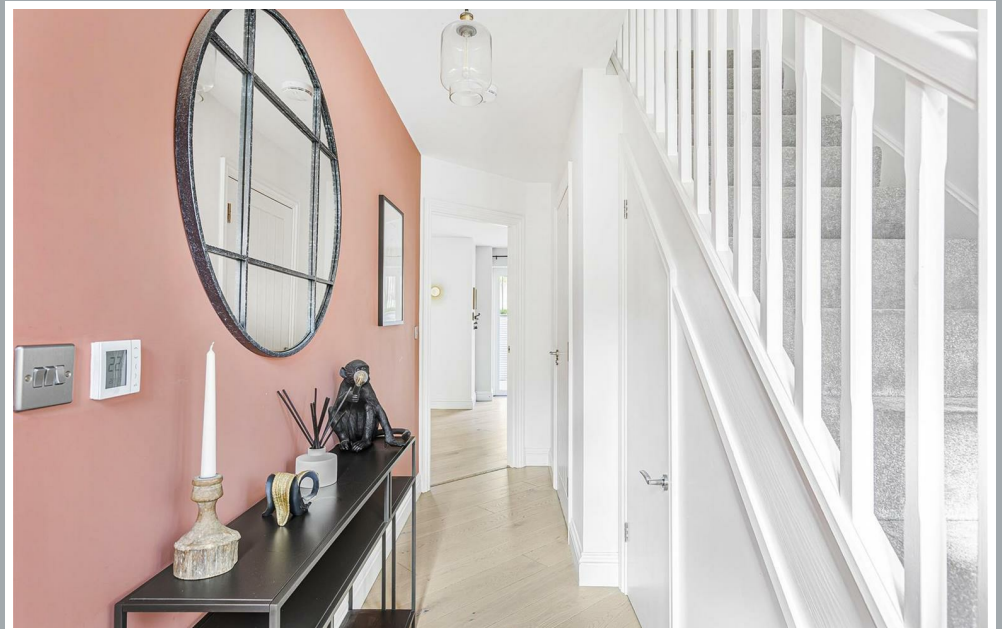
Steven Oates are pleased to offer this absolutely stunning and rarely available three-bedroom home which is perfectly positioned in this quiet and extremely popular village of Hertingfordbury which is only a short distance to Hertford town centre and all local amenities. Built approximately 3 years ago, this property has been sympathetically designed giving you this beautiful modern home that has been traditionally styled blending in perfectly with the village and nearby houses. The ground floor of this property welcomes you with a good size entrance hallway where you will find under stair storage and a useful downstairs w/c. The rear of the property benefits from this incredible open plan kitchen/lounge space which is perfect for entertaining. Whilst the back of this property is completely open, the kitchen is positioned towards the front of the house giving a separate feel and leaving plenty of space for living room furniture and dining table and chairs. There is also easy access into the garden from the lounge. Upstairs, you will find three generous size bedrooms and a luxury bathroom suite. There is also a spacious loft which has been boarded with a fitted ladder. Externally, this property includes an easy to maintain rear garden and there is allocated parking.

Occupying an enviable position in the heart of this highly sought after village on the western outskirts of Hertford, the property is only a short distance (1.1 miles) from Hertford North mainline station which serves London's Moorgate and Hertford town centre is less than 2.0 miles away. The village of Hertingfordbury benefits from an active community with facilities including a cricket green, tennis courts and a highly acclaimed newly refurbished village pub, The White Horse.



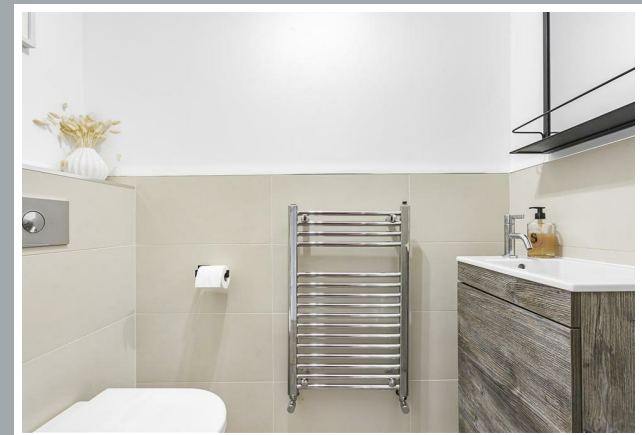
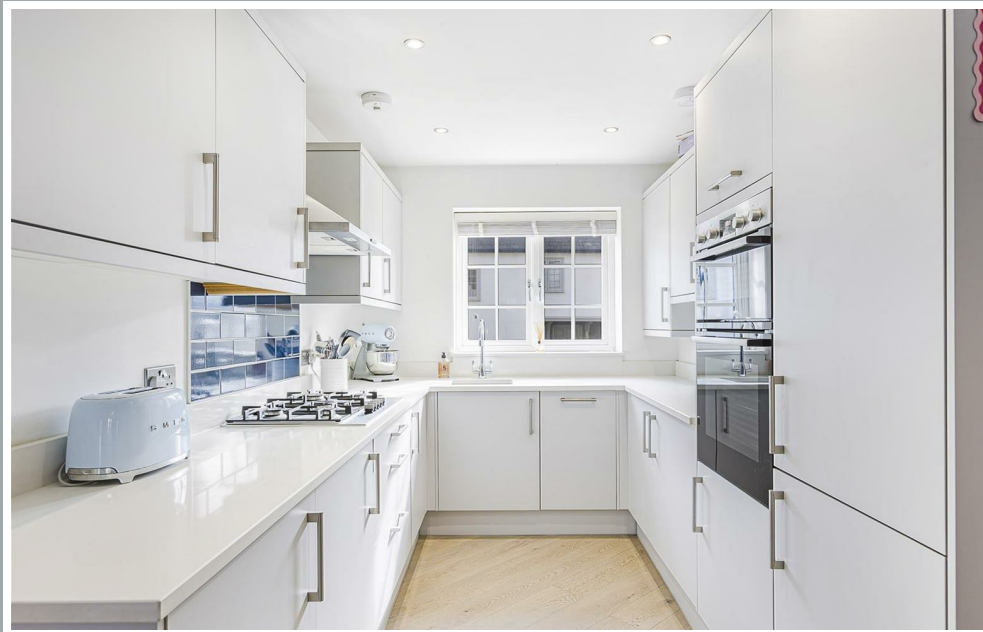
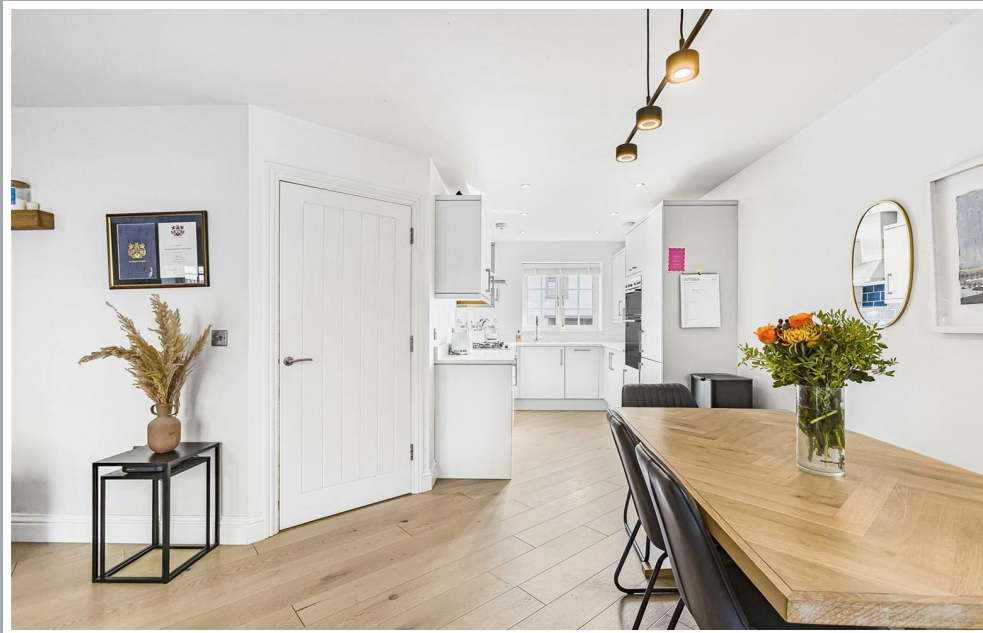
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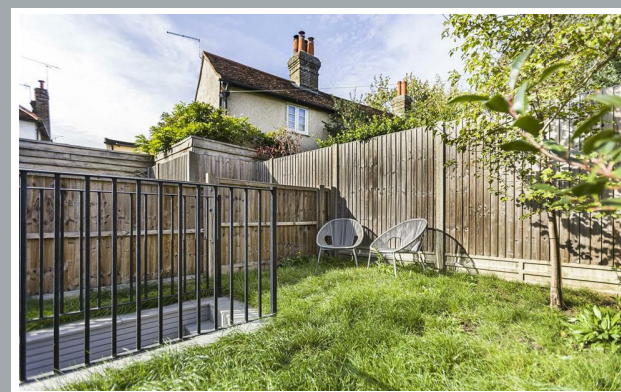
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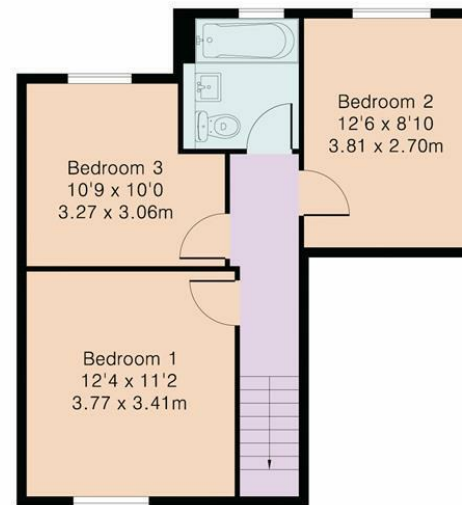
Approximate Gross Internal Area 967 sq ft – 90 sq m

Ground Floor Area 490 sq ft – 46 sq m

First Floor Area 477 sq ft – 44 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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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