

7, Harrington Court, Hertford Heath
SG13 7QT

Price Guide £260,000

stevenoates.com







7 Harrington Court, Hertford Heath, Herts, SG13 7QT

EXTENDED LEASE
Steven Oates are delighted to offer this spacious and well-presented two-bedroom top floor apartment, ideally positioned within the highly sought-after village of Hertford Heath. Offering bright and generous accommodation throughout, the property comprises a welcoming entrance hallway, two well-proportioned bedrooms, a good size bathroom suite and a separate fitted kitchen. A standout feature of the home is the impressive dual-aspect 24ft lounge/dining room, which is flooded with natural light and provides excellent space for both everyday living and entertaining. Externally, the apartment enjoys a peaceful setting with attractive woodland views to the rear, creating a tranquil and private outlook. Residents also benefit from communal parking located behind the building, while nearby playing fields and surrounding green spaces further enhance the appeal of this desirable village location. This fantastic property is offered with an extended lease and would make an ideal first-time purchase, investment opportunity or downsizer's home. Early viewing is highly recommended.

Located within a popular residential road in the heart of the village, this excellent property is only a short distance from the village primary school, playing fields and Hertford Heath nature reserve. The village itself benefits from good local amenities including 3 public houses and a village shop, whilst the nearby towns of Hertford, Ware and Hoddesdon all provide mainline train stations serving London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY









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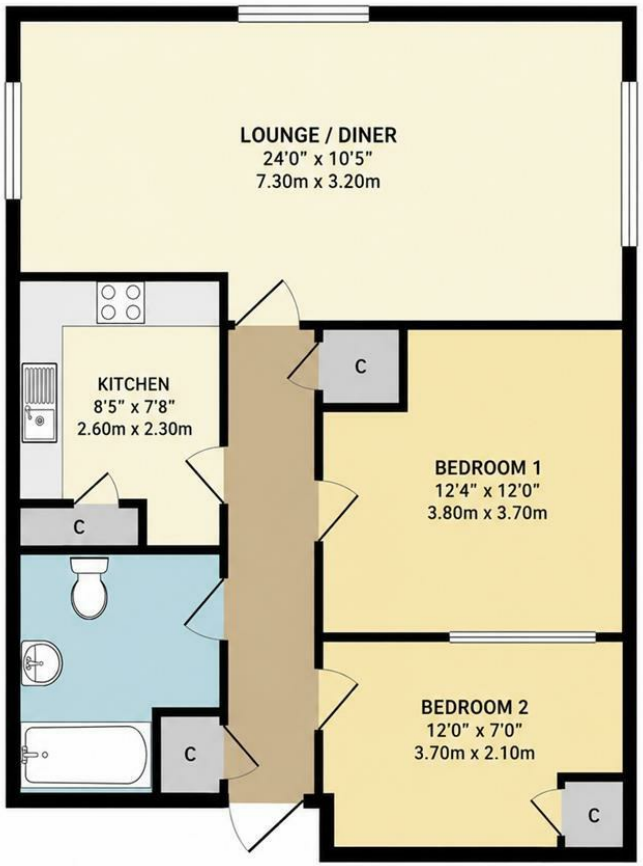




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TOTAL FLOOR AREA : 657 sq ft / 61.0 sq m (approx.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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