



11, The Copse, Hertford  
SG13 7TX  
£295,000



[stevenoates.com](http://stevenoates.com)



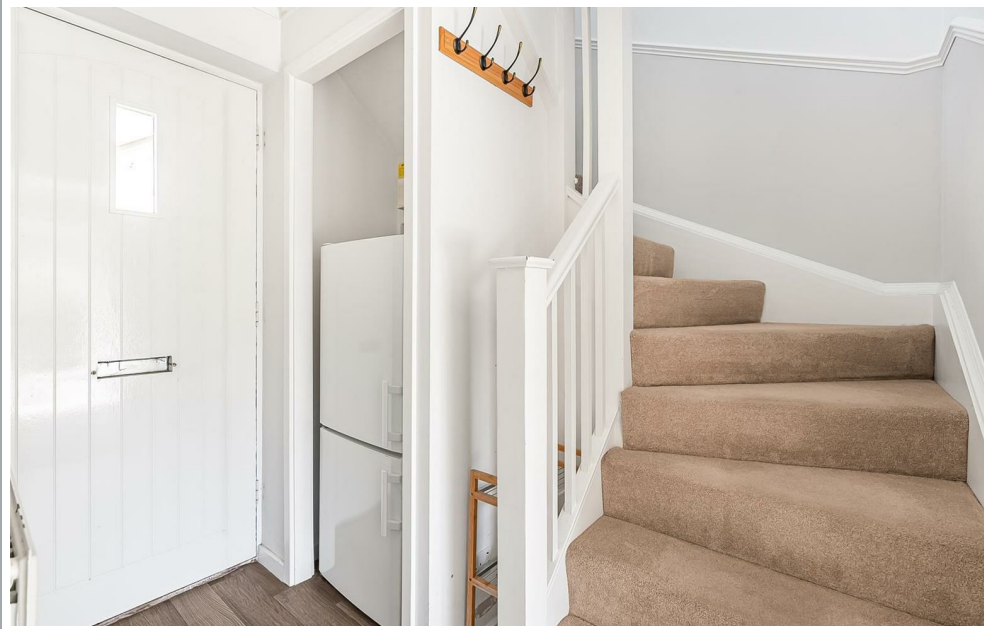
## 11 The Copse, Hertford, Herts, SG13 7TX

Tucked away within this peaceful and highly sought-after residential development, this charming one-bedroom freehold house offers well-presented accommodation ideal for first-time buyers, downsizers or investment purchasers. The property benefits from a bright and spacious living room, whilst the adjoining kitchen is fitted with a range of wall and base units alongside ample worktop space and storage. Upstairs, the property offers a generous double bedroom with fitted storage and a well-appointed bathroom suite. The home further benefits from double glazing, gas central heating and useful storage cupboards. Externally, the property enjoys a generous size private rear garden, along with allocated parking.

The Copse is a quiet and popular residential development conveniently situated approximately 1 mile from Hertford Town Centre, offering an excellent range of shops, cafés, restaurants, bars and everyday amenities. Hertford East station is also within easy reach at approximately 1.2 miles away, providing regular direct services into London Liverpool Street, whilst Hertford North station offers additional links into London Moorgate. The property is well positioned for access to nearby parks, countryside walks and leisure facilities, as well as excellent road connections via the A10, A414 and M25, making it an ideal location for both commuters and those seeking a balance of town and outdoor living.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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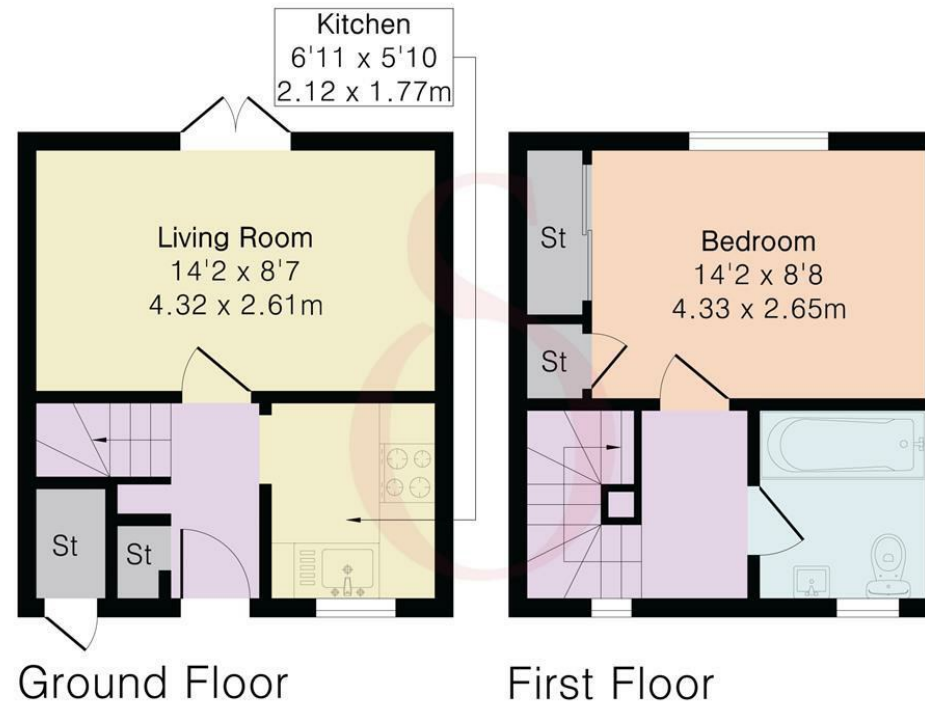


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**Approximate Gross Internal Area 452 sq ft - 42 sq m**

Ground Floor Area 226 sq ft – 21 sq m

First Floor Area 226 sq ft – 21 sq m



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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