



3, Gilbertson Road, Hertford
SG13 7BE

Price Guide £785,000



[stevenoates.com](https://www.stevenoates.com)



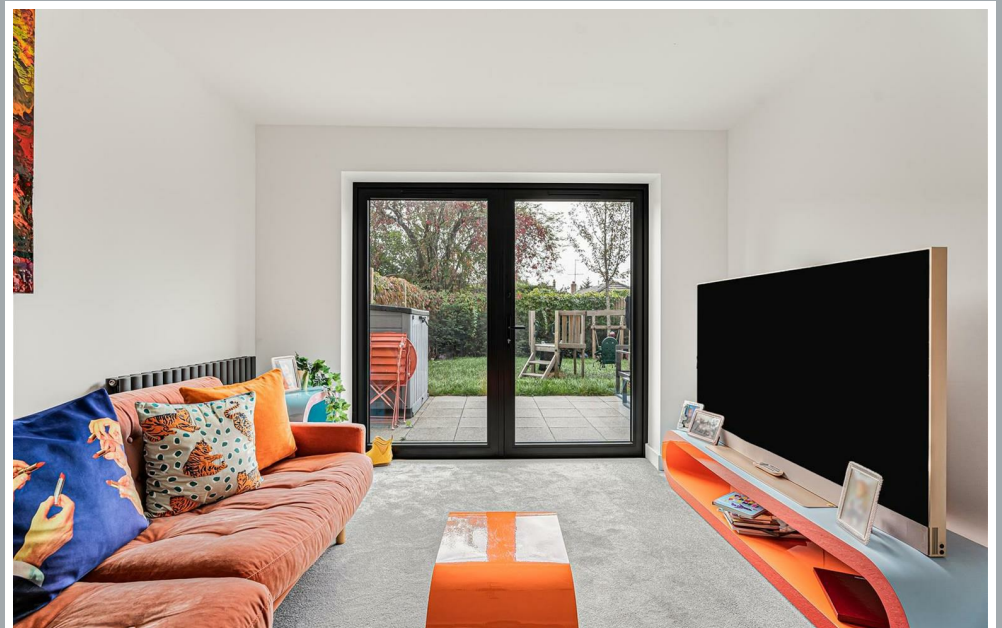
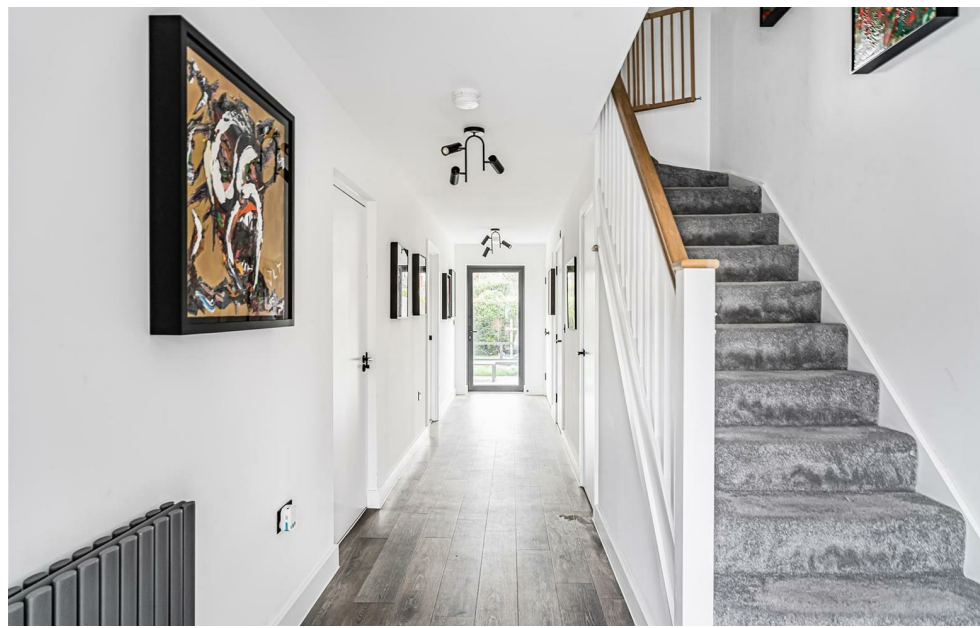
3 Gilbertson Road, Hertford, Herts, SG13 7BE

A spacious and individually designed four bedroom, three bathroom home offering a superb combination of generous living accommodation, versatility and impressive outside space. This bright and airy property enjoys attractive front and rear outlooks and provides excellent flexibility, with the accommodation arranged over three floors. The spacious entrance hallway provides access to the integral garage, a versatile fourth bedroom/playroom/office or home office with direct access to the rear garden, a useful utility room and a ground floor shower room. The first floor offers a fantastic open plan kitchen/living room, creating an ideal space for both everyday living and entertaining, together with a cloakroom. The top floor comprises three further bedrooms, with the principal bedroom benefiting from a luxurious en suite shower room. Externally, the property enjoys a larger than average rear garden with a paved patio area and laid lawn, providing an excellent space for outdoor dining and relaxation. To the front, there is off street parking for two cars, in addition to the integral double garage, which features electric roller doors.

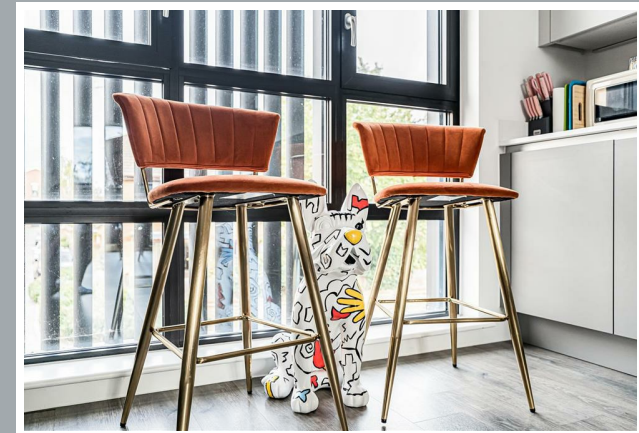
The property is ideally positioned to enjoy all that Hertford has to offer. Renowned for its historic character and vibrant atmosphere, the town provides an excellent choice of restaurants, cafés, bars, independent shops and regular street markets. For commuters, both Hertford East and Hertford North railway stations are conveniently located nearby, providing direct services to London Liverpool Street, Tottenham Hale, Moorgate and Finsbury Park. The area is also well connected by road, with easy access to the A10, A1(M) and M25. Hertford is particularly popular with families, offering a wide selection of well-regarded state and independent schools, with a number of local schools rated Good or Outstanding by Ofsted. The surrounding area also provides an abundance of green open space, with the nearby River Lea and Hartham Common offering scenic walking routes, recreational facilities and attractive open meadowland, perfect for enjoying the outdoors.



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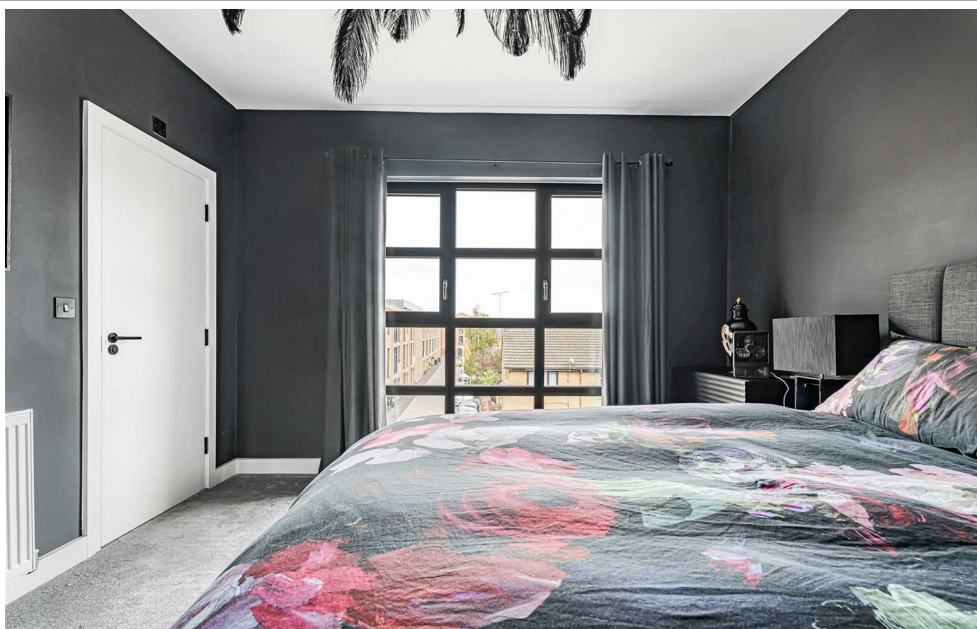


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**Approximate Gross Internal Area 1914 sq ft - 177 sq m
(Including Garage)**

Ground Floor Area 634 sq ft – 59 sq m

First Floor Area 640 sq ft – 59 sq m

Second Floor Area 640 sq ft – 59 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.



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.

