



21, Greenways, Hertford
SG14 2BS
Offers In Excess Of £847,000



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21 Greenways, Hertford, Herts, SG14 2BS

An exceptionally well extended 1930's semi-detached family home located within this quiet 'no through' road only a short distance from Hertford North station. The property's stylish accommodation comprises of a traditional entrance hall, bay fronted living room and a truly impressive family kitchen with vaulted ceilings, bespoke fitted kitchen and bi-folding doors. On the first floor, there are 2 double bedrooms, a nursery size bedroom and a large family bathroom, whilst on the second floor, there is a main bedroom with an en-suite shower room and double door with a Juliet balcony providing excellent views. The added bonus is a lower ground floor office/studio directly underneath the extended kitchen with bi-folding doors opening onto the garden. Externally, there is driveway parking for 2 cars, a professionally landscaped rear garden with a large timber shed, large timber studio/office and an external storage cellar underneath the house.

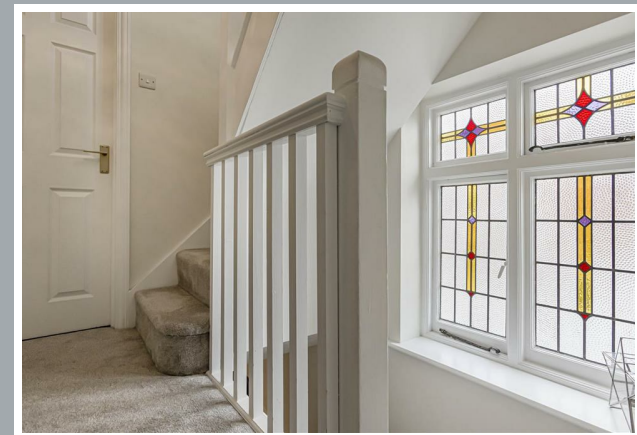
As previously mentioned, the property is located at the end of a cul de sac road, only a short walk from Hertford North train which offers fast services to London's Moorgate & Kings Cross. Hertford town centre located less than a mile away offering an excellent selection of shops, restaurants and bars. There is also a more localised parade of shops a short distance away which includes a traditional butchers, bakers, co-op and an excellent fish and chip shop.



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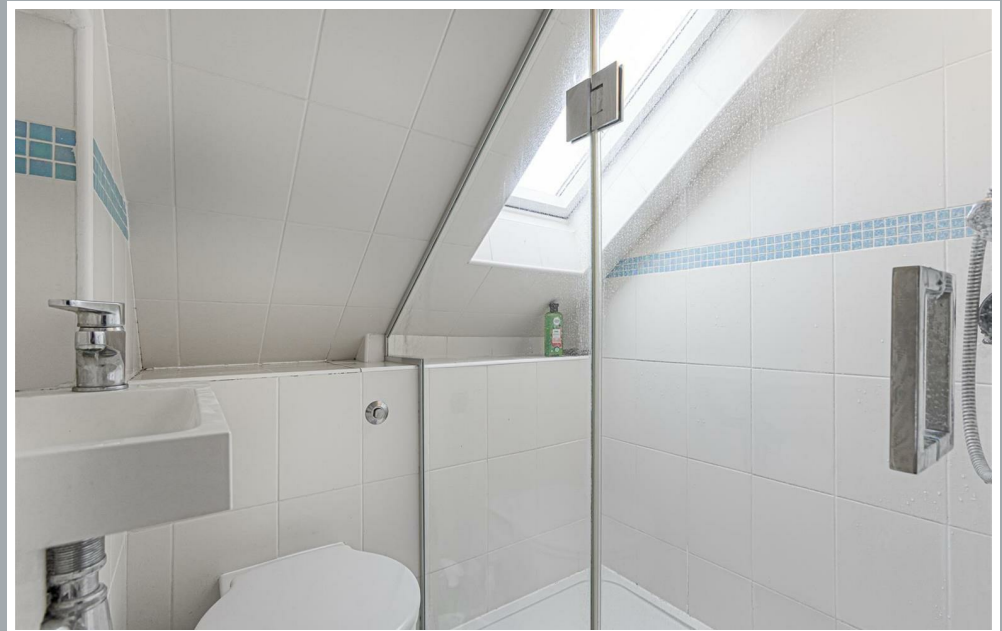


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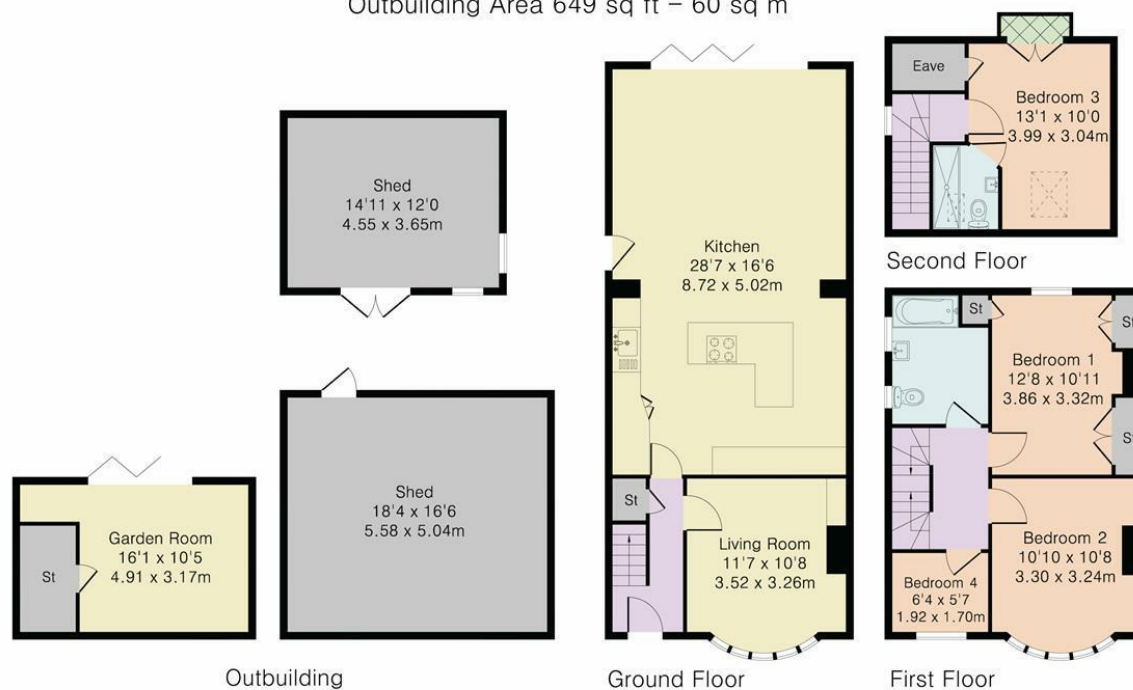
Approximate Gross Internal Area 1939 sq ft – 180 sq m

Ground Floor Area 662 sq ft – 61 sq m

First Floor Area 427 sq ft – 40 sq m

Second Floor Area 201 sq ft – 19 sq m

Outbuilding Area 649 sq ft – 60 sq m



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.



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