



21, Sadlers Way, Hertford
SG14 2DZ

Price Guide £390,000



stevenoates.com



21 Sadlers Way, Hertford, Herts, SG14 2DZ

****OFFERED CHAIN FREE**** Steven Oates are delighted to offer this three bedroom family home which is perfectly positioned in this extremely popular cul-de-sac location. It is only a stone's throw away from Hertford North Train Station and is only a short distance from Hertford Town Centre itself. This property benefits from modern and bright accommodation throughout. The ground floor welcomes you with a useful entrance porch, good size family living room and a separate kitchen. Upstairs this property benefits from well proportioned rooms with three generous size bedrooms and a first floor bathroom suite. Externally, this property has a rear garden and a garage en block to the side of the house. Internal viewing highly recommended.

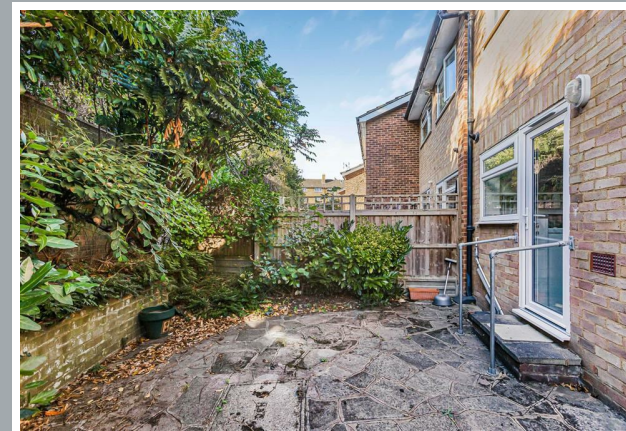
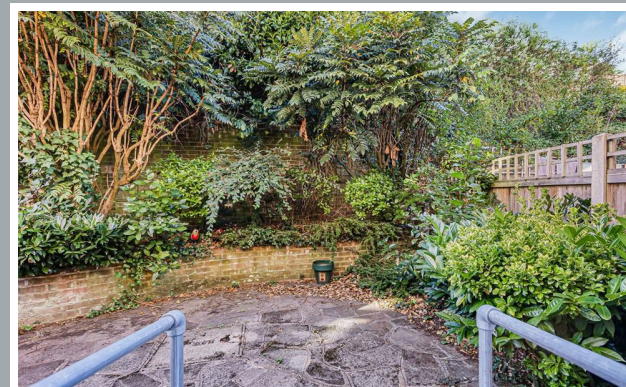
This house is in a quiet location with no passing traffic within five minutes' walk to Hertford North station with its regular services to London Moorgate and Kings Cross. There are local shops around a five-minute walk away and the house is also close to Hollybush and St Joseph's Primary Schools and Sele School (a co-educational secondary school and sixth form with academy status).



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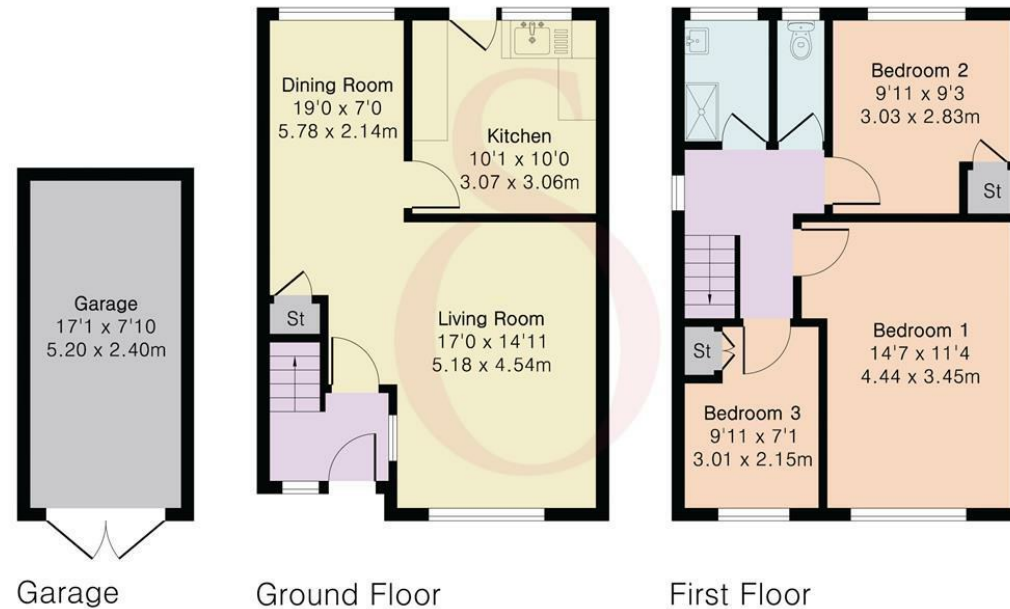
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**Approximate Gross Internal Area 854 sq ft - 79 sq m
(Excluding Garage)**

Ground Floor Area 422 sq ft – 39 sq m

First Floor Area 432 sq ft – 40 sq m

Garage Area 134 sq ft – 12 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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