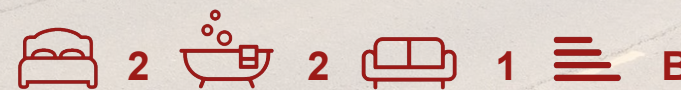


shepherds  
A better home  
moving experience



22 Claud Hamilton Way  
Hertford, SG14 1SR

Price Guide £315,000



## 22 Claud Hamilton Way

Hertford, SG14 1SR

Situated in a highly sought-after modern development just a stone's throw from Hertford East Train Station, this superb two-bedroom first floor apartment offers stylish and contemporary living in an exceptionally convenient location. Ideally positioned within walking distance of Hertford Town Centre, residents can enjoy easy access to a fantastic selection of independent shops, cafés, restaurants, bars and leisure facilities, whilst commuters benefit from direct rail links into London Liverpool Street.

The apartment itself is beautifully presented throughout and offers bright, spacious accommodation finished to a high standard. The heart of the home is the impressive open-plan kitchen/living/dining area, providing a fantastic space for both relaxing and entertaining, with doors opening onto a private balcony. The modern fitted kitchen offers ample storage and workspace, complemented by integrated appliances and a sleek contemporary finish.

There are two well-proportioned bedrooms, including a generous principal bedroom with EN-SUITE SHOWER ROOM, whilst the second bedroom is ideal as a guest room, home office or nursery. A stylish family bathroom and spacious entrance hallway further enhance the accommodation.

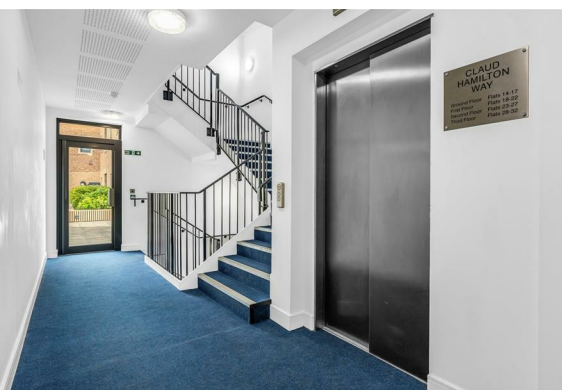
Externally, the development is well maintained and benefits from SECURE ENTRY SYSTEMS, LIFT ACCESS and ALLOCATED PARKING. The attractive communal grounds and modern surroundings create a welcoming environment ideal for professionals, downsizers and first-time buyers alike.

Offered to the market CHAIN FREE, this fantastic apartment represents an excellent opportunity to acquire a MOVE-IN READY home in one of Hertford's most convenient and desirable locations, only moments from HERTFORD EAST TRAIN STATION and within easy reach of the vibrant town centre.

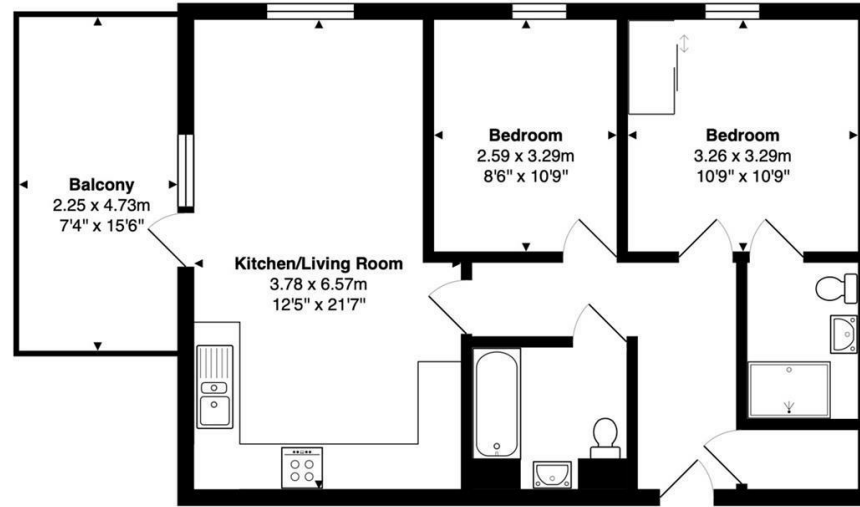




- CHAIN FREE
- Moments from HERTFORD EAST TRAIN STATION
- Easy access to the town centre
- Modern TWO BEDROOM apartment
- Spacious OPEN-PLAN kitchen/living area
- PRINCIPAL BEDROOM WITH EN-SUITE
- PRIVATE BALCONY
- ALLOCATED PARKING & LIFT ACCESS



## Floor Plan



First Floor

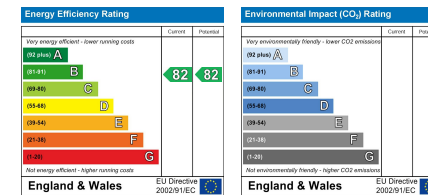
Total Area: 62.7 m<sup>2</sup> ... 675 ft<sup>2</sup> (excluding balcony)

FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE  
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
 Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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