



104, Chandlers Way, Hertford  
SG14 2EF  
Guide Price £485,000



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## 104 Chandlers Way, Hertford, SG14 2EF

Nestled in a quiet and tucked-away position on Chandlers Way, this three-bedroom semi-detached home offers an ideal setting for family living. The property is conveniently located close to Hertford North railway station and a range of local shops and amenities. The house has been extended and now provides approximately 873 sq ft of well-presented accommodation, arranged over two floors. The ground floor features an entrance porch leading to a spacious living room, which in turn opens into a stunning kitchen/dining room with double doors leading out to the rear garden. On the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a garage en bloc, additional parking, and a generous front garden. The rear garden is attractively arranged over three levels, comprising a paved patio area, an astro-turf section and a further paved seating area at the top.

The property is located within a quiet location with no passing traffic less than 5 minute's walk to Hertford North station with its regular services to London Moorgate and Kings Cross. There are local shops approximately a five minute walk away and the house is also close to St Joseph's & Hollybush Primary School and Sele School (a co-educational secondary school and sixth form with academy status).



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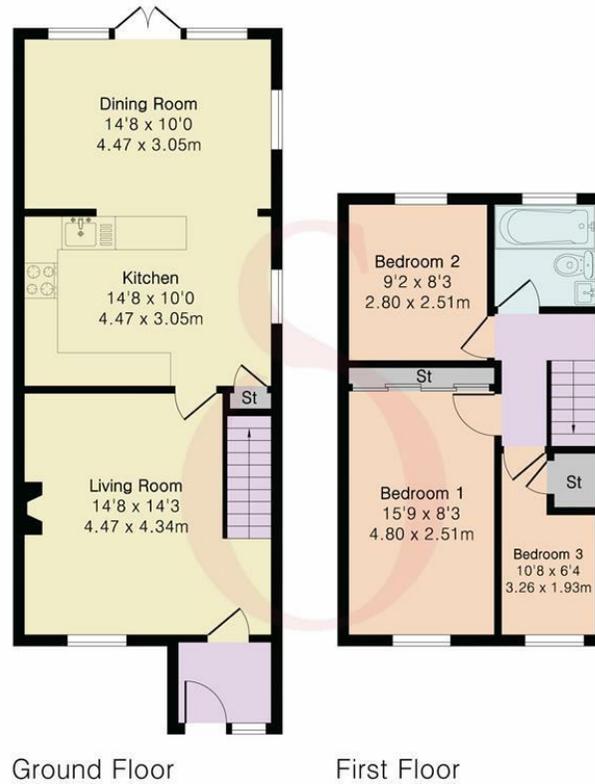


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**Approximate Gross Internal Area 873 sq ft - 82 sq m**

Ground Floor Area 513 sq ft – 48 sq m

First Floor Area 360 sq ft – 34 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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