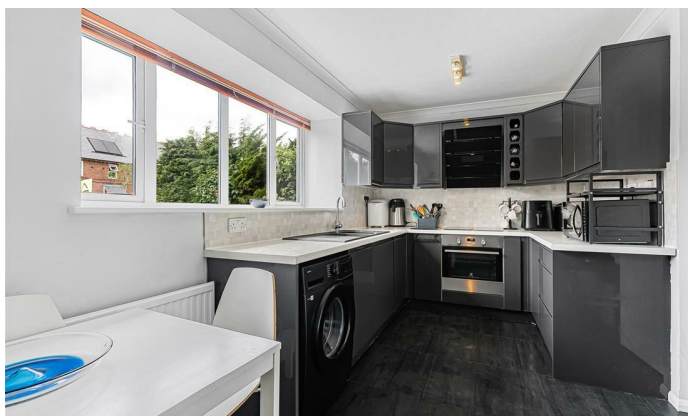




1, Turpins Close, Hertford
SG14 2EH
Offers Over £400,000



stevenoates.com



1 Turpins Close, Hertford, Herts, SG14 2EH

Steven Oates are delighted to offer this immaculately presented three-bedroom end-of-terrace family home, situated within a highly sought-after residential location on the west side of Hertford. Beautifully maintained and upgraded by the current owners, this attractive home provides bright and versatile accommodation throughout, whilst also offering scope for future enlargement, subject to the necessary planning permissions. The ground floor accommodation comprises a welcoming entrance hall, a modern fitted kitchen/dining room positioned at the front of the property, featuring a range of contemporary units, integrated appliances and ample space for dining. To the rear, the generous living room enjoys an abundance of natural light thanks to large sliding doors which open directly onto the rear garden. A convenient downstairs cloakroom completes the ground floor. On the first floor, there are three well-proportioned bedrooms, including a spacious principal bedroom benefitting from bespoke fitted wardrobes spanning an entire wall. The remaining bedrooms provide flexible accommodation suitable for children, guests or those working from home. The stylish family bathroom has been tastefully updated and features modern fixtures and fittings together with contemporary tiling. Offering a superb balance of comfortable living space and future potential, this excellent home is perfectly suited to first-time buyers, young families and downsizers alike.

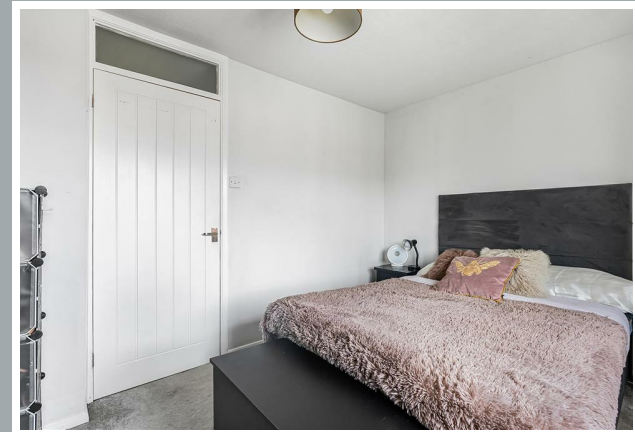
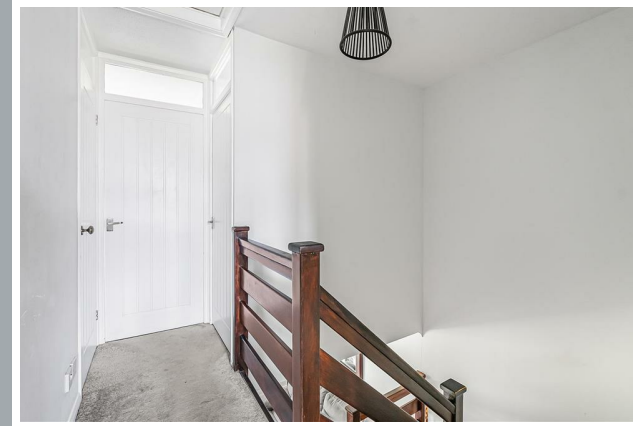
Turpins Close is a quiet residential road, located on the western side of Hertford itself, offering easy access to Hertford North mainline station and the A414 trunk road which connects to the A1(m). The village of Hertingfordbury is a short distance away providing a popular village pub and the protected green space of Panshanger Park is also close by offering excellent country walks. For the commuter, Hertford North Train Station is within easy walking distance and is only (0.8m) away. The local shops at Sele are only (0.3m) away which include a Co-op, fish and chip shop, Simmons bakery and local butchers Picketts of Hertford.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



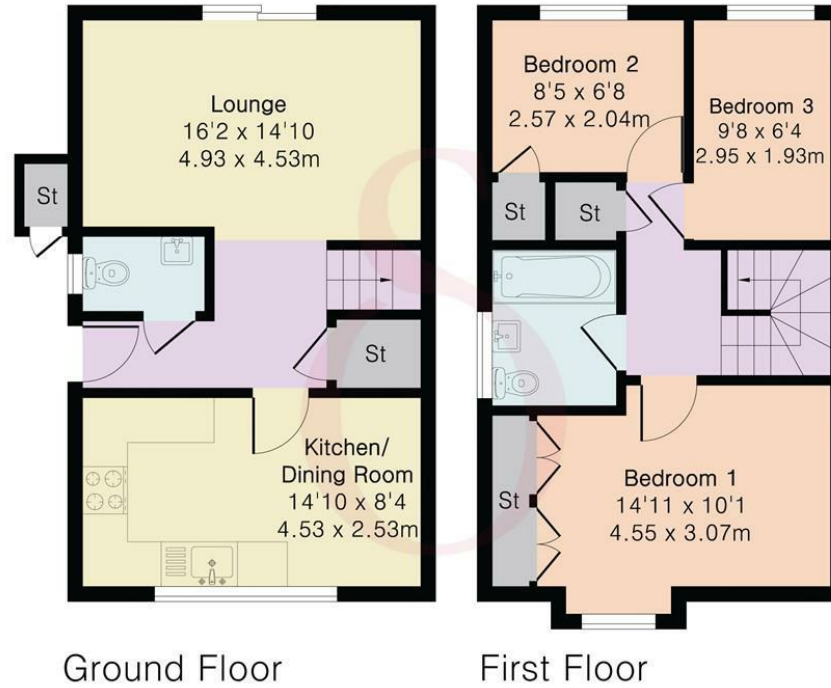


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 746 sq ft - 69 sq m

Ground Floor Area 370 sq ft – 34 sq m

First Floor Area 376 sq ft – 35 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.

