206, Hertingfordbury Road, Hertingfordbury

SG14 2LA

Realistic Offers Considered £1,100,000

stevenoates.com

206 Hertingfordbury Road, Hertingfordbury, Herts, SG14 2LA

CHAIN FREE Steven Oates are delighted to offer a four bedroom semi detached house situated within a private development of just four houses, built in 2021. Arranged over three levels, this house is exceptionally bright and offers flexible / modern living throughout. On the ground floor, there is a spacious hallway, leading to a utility room, bedroom 4 / reception room with an en-suite shower room, ground floor cloakroom and access to the double garage. On the first floor, there is a modern fitted open plan lounge/dining and kitchen. The kitchen is fully fitted and you can access the sunny South facing wrap around terrace to enjoy the afternoon sun. On the second floor, there are three double bedrooms, all of which have their own en-suites. The master bedroom benefits a beautiful balcony and dressing room, in addition. Further benefits include, under floor heating throughout, solar panels, allocated parking, EV charger and 10 new build warranty.

Hertingfordbury Road is 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.

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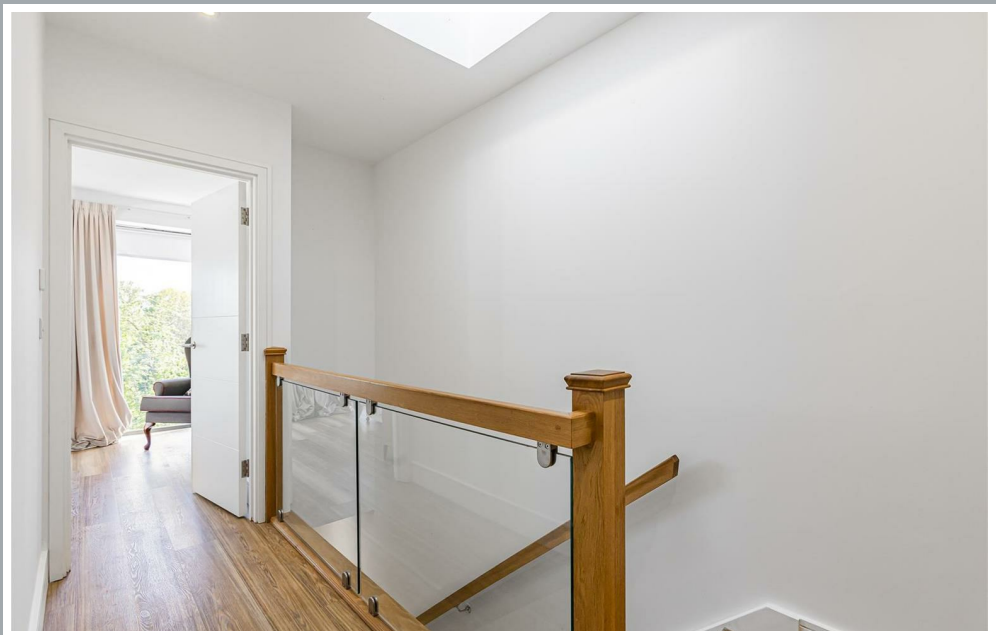

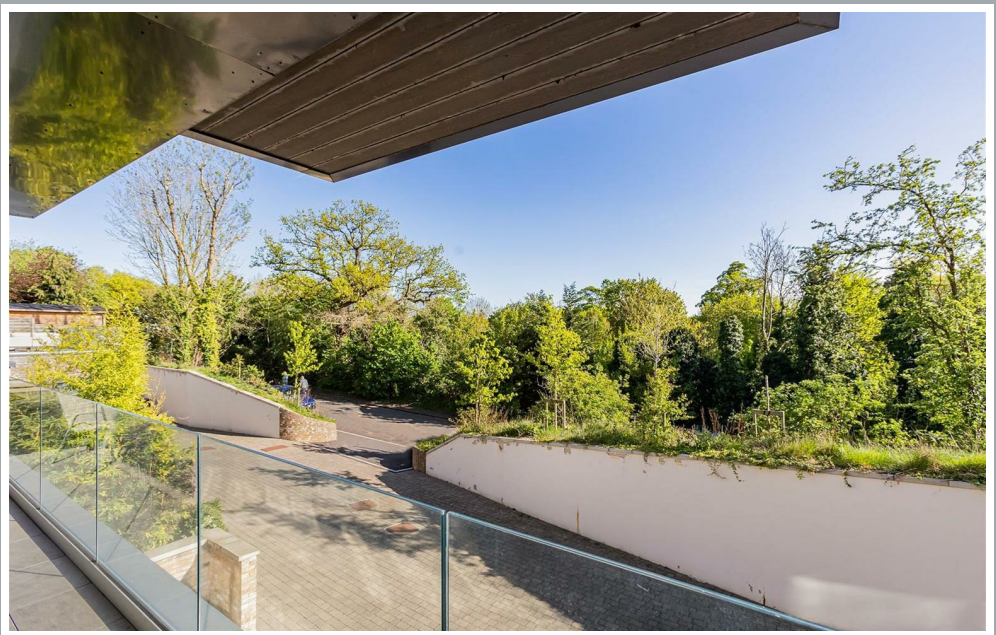

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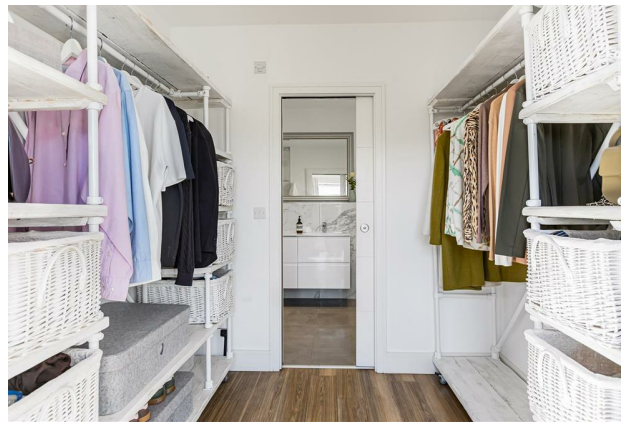

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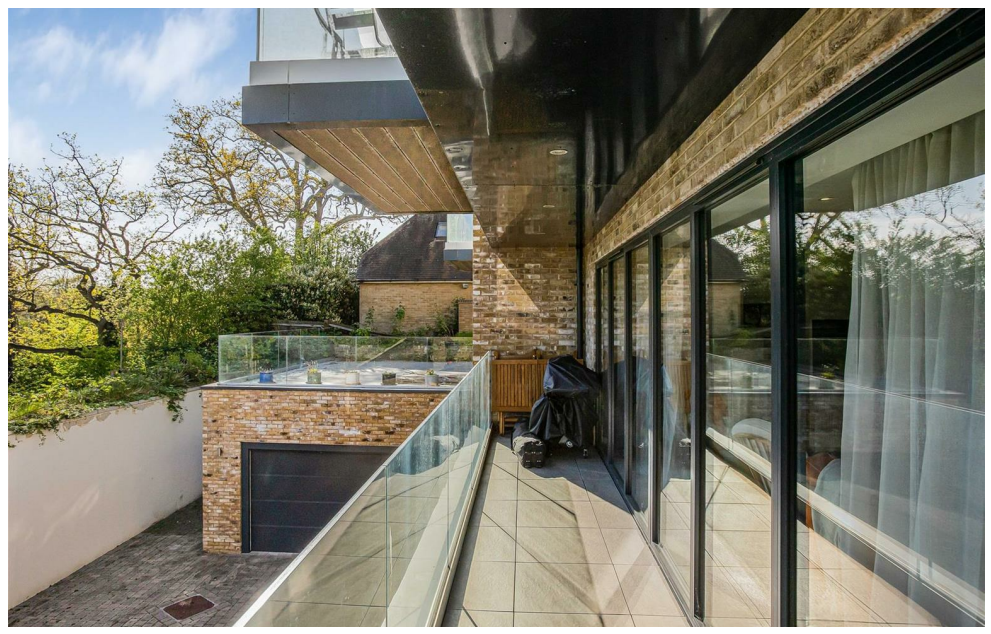

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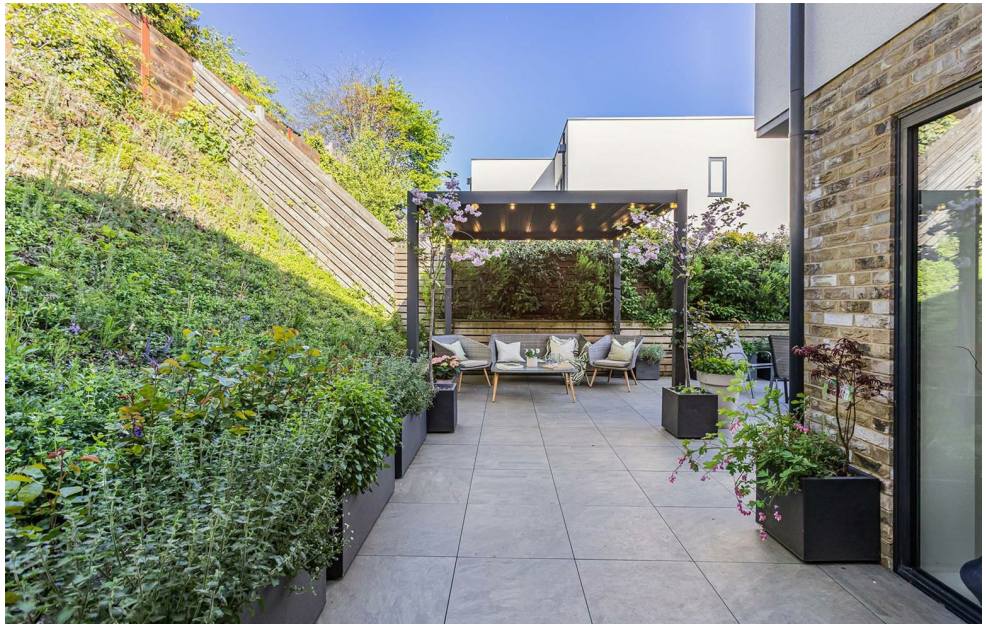

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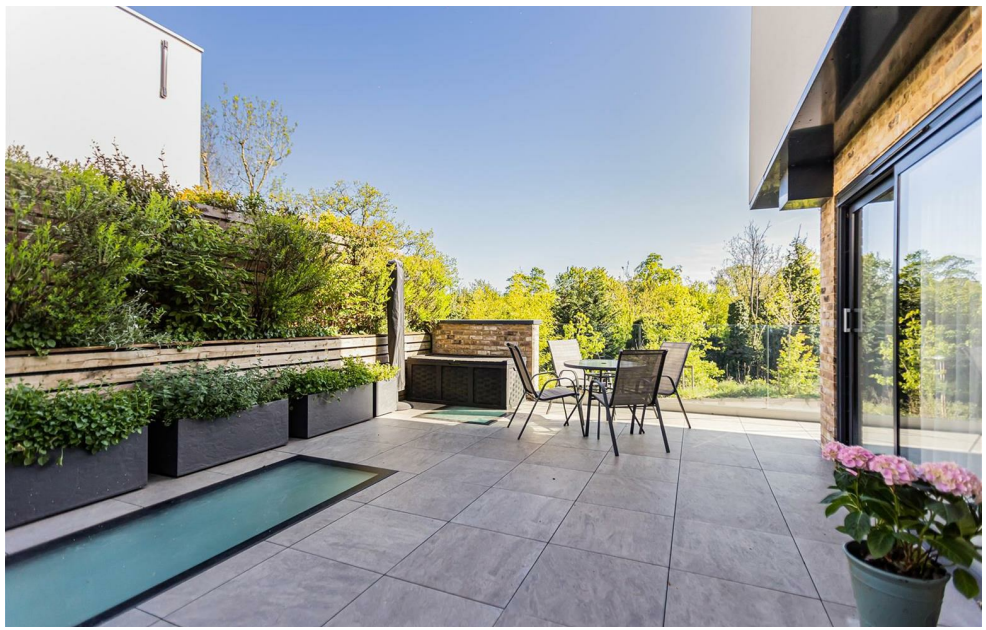

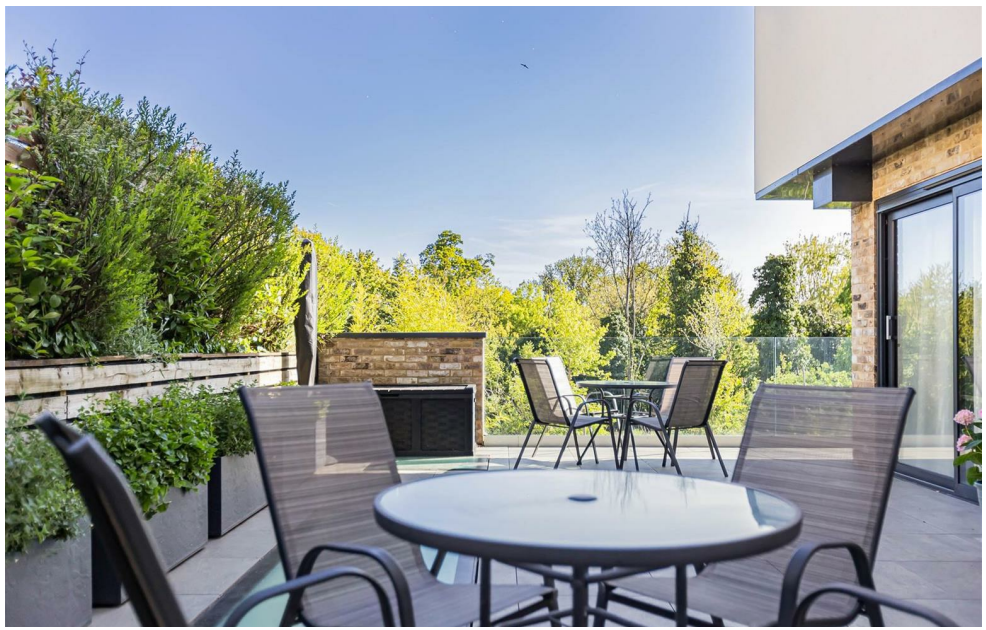

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Approximate Gross Internal Area 1947 sq ft - 180 sq m
(Excluding Garage)

Ground Floor Area 500 sq ft – 46 sq m
First Floor Area 649 sq ft – 60 sq m
Second Floor Area 798 sq ft – 74 sq m
Garage Area 461 sq ft – 43 sq m

Ground Floor First Floor Second Floor

PINK PLAN

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.

Steven Oates

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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