



20, Stoat Close, Hertford
SG13 7GH
Offers In Excess Of £600,000



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20 Stoat Close, Hertford, Herts, SG13 7GH

In need of some modernisation, Steven Oates are pleased to offer this four bedroom detached family home located within one of Foxholes most sought after cul-de-sac locations benefiting from spacious accommodation. The property is arranged over two levels and comprises of approx 1247 sq ft of accomodation. On the ground floor, there is a spacious hallway, lounge, dining room, kitchen, utility room and ground floor cloakroom. On the first floor, there are four good sized bedrooms, the master of which has its own en-suite and family bathroom. Externally, there is off street parking and garage and a private rear garden. Keys held for immediate viewing.

Located within one of Foxholes most sought after turning, the property is ideally situated for Hertford's favoured SG13 schooling. Hertford town centre is less than 2 miles away and provides an excellent choice of shops, coffee shops and restaurants along with two mainline train stations which serve London.



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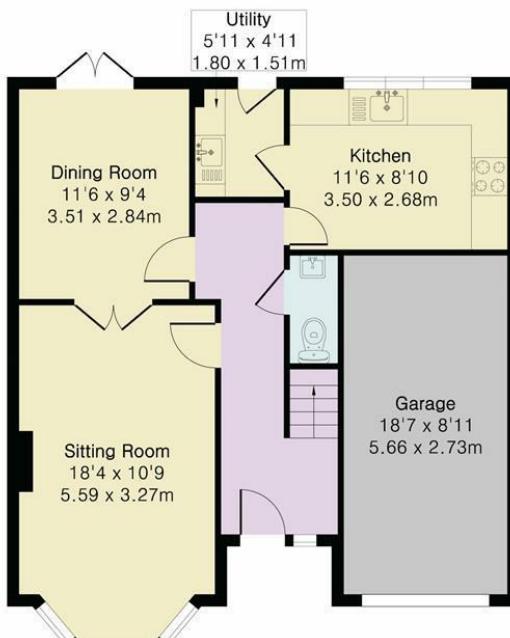
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**Approximate Gross Internal Area 1247 sq ft - 116 sq m
(Excluding Garage)**

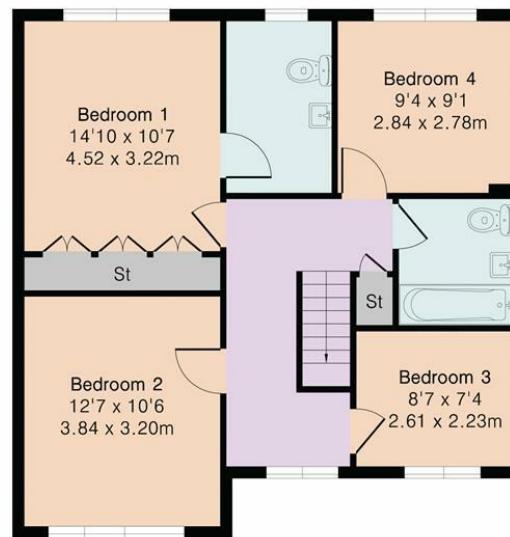
Ground Floor Area 559 sq ft - 52 sq m

First Floor Area 688 sq ft - 64 sq m

Garage Area 166 sq ft - 15 sq m



Ground Floor



First 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.



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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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