



25, Willowmead, Hertford
SG14 2AT
Offers Over £400,000



stevenoates.com



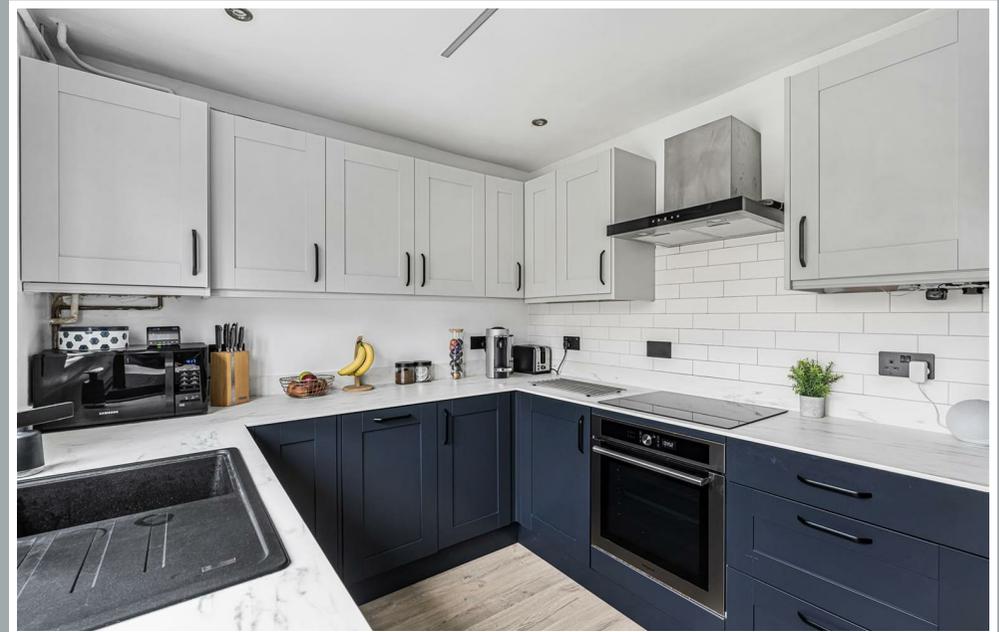
25 Willowmead, Hertford, Herts, SG14 2AT

An immaculately presented 2 double bedroom modern house located within a highly sought after cul de sac road, backing on to a nature reserve, within easy reach of Hertford North station and Hertford town centre. The ground floor comprises an entrance porch leading into a spacious living room, which in turn opens into a modern newly fitted kitchen/diner with fully fitted appliances. On the first floor there are two generously sized double bedrooms. The primary bedroom has professionally fitted 'Sharps' wardrobes as an added touch of luxury. Externally, there is a garage en bloc and ample on street parking. The secluded south facing rear garden is designed for low maintenance, with a decked area leading out on to a lawn, along with a rear gate providing convenient pedestrian access. An early viewing is highly recommended to avoid disappointment.

Located in a popular residential area yet within a short walk of Hertford Town centre and Hertford North BR Station. Both Hertford North BR Station and Hertford East Station service trains to popular stations within London including London Liverpool Street, Tottenham Hale, Highbury & Islington and Moorgate. Hertford is a fantastic County Town which boasts a range of amenities, include an array of local shops, restaurants and bars, sporting facilities and has two beautiful parks with Hartham Common in the heart of town and Panshanger Park close by the property.



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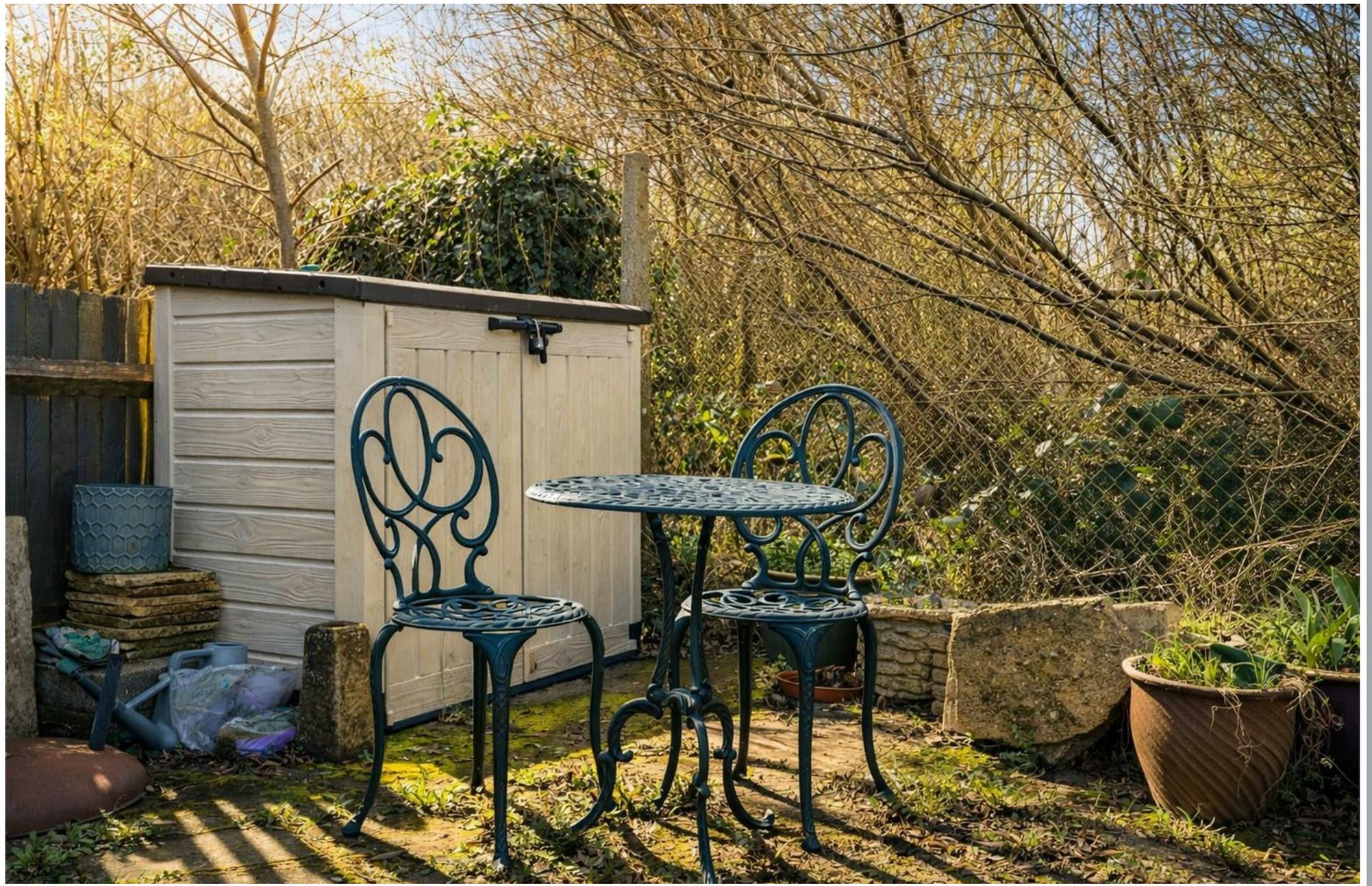
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**Approximate Gross Internal Area 706 sq ft - 66 sq m
(Excluding Garage)**

Ground Floor Area 361 sq ft - 34 sq m

First Floor Area 345 sq ft - 32 sq m

Garage Area 136 sq ft - 13 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.

