



12, Gwynns Walk, Hertford  
SG13 8AD  
Guide Price £485,000



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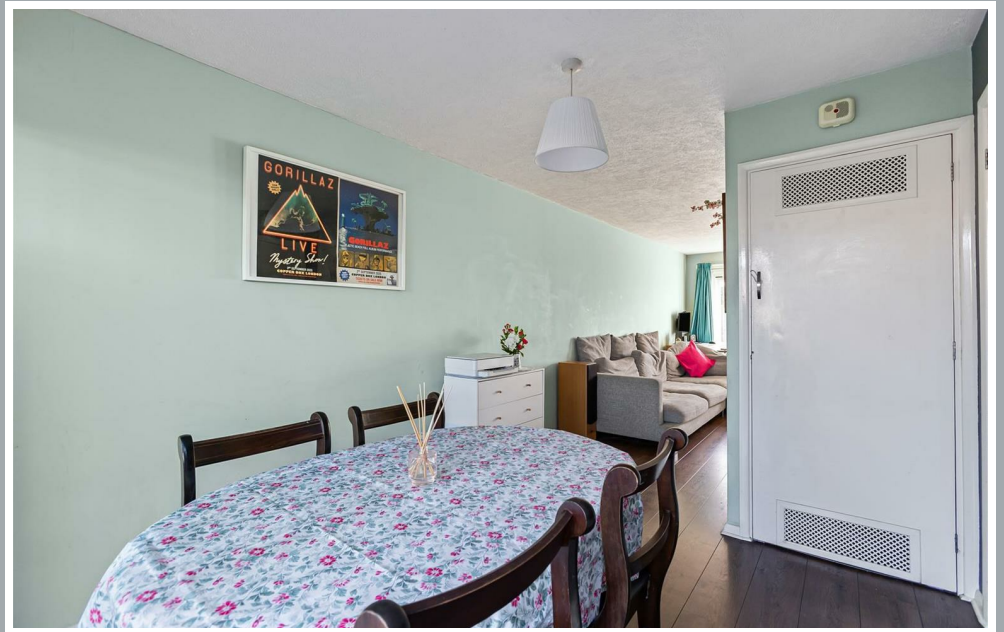
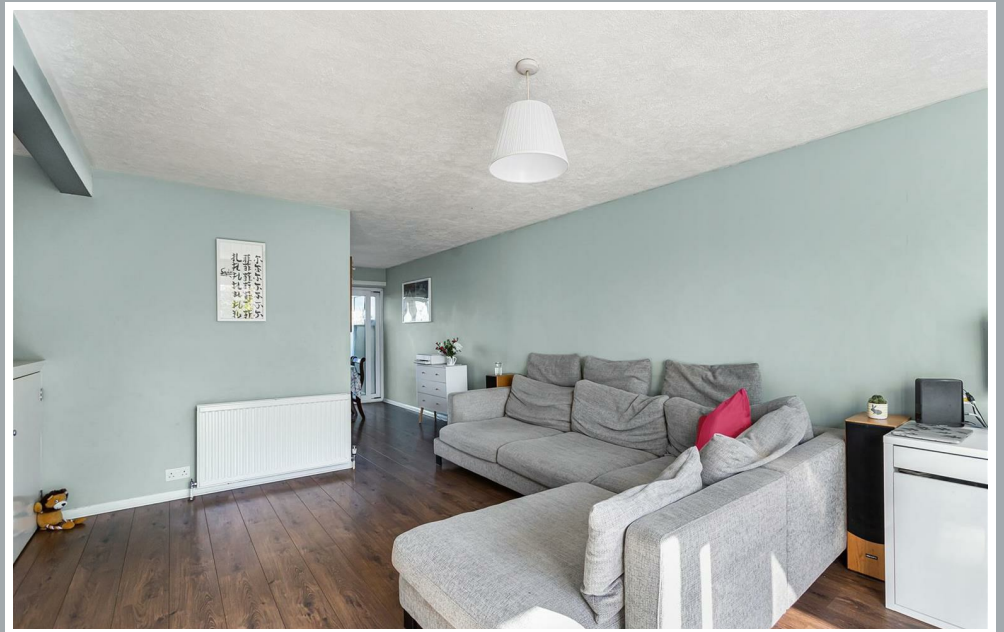
## 12 Gwynns Walk, Hertford, Herts, SG13 8AD

A spacious three-bedroom mid terrace family home, ideally located within a short stroll of Hertford's highly regarded schools, including Simon Balle, Richard Hale, and Abel Smith Primary School. The property offers generously proportioned accommodation extending to approximately 1,202 sq ft, arranged over two levels. The ground floor comprises a welcoming entrance hallway, cloakroom, and a bright 27 ft lounge/dining room, which flows through to the kitchen and features double doors opening into the conservatory. Upstairs, there are three well-sized bedrooms and a family bathroom fitted with a four-piece suite. Externally, the front garden is private and paved to enjoy the afternoon sun, while the rear garden is predominantly laid to lawn. Additional benefits include on-street parking and a garage en bloc. The property is offered with no onward chain.

The property is situated in this rarely available and highly sought-after location on Hertford's premier south side. Hertford town centre is just a short distance away, offering a wide selection of shops, restaurants, and amenities. Hertford East train station provides regular services to London's Tottenham Hale and Liverpool Street, while Hertford North station (approximately a 20-minute walk), offers additional connections to Finsbury Park and Moorgate.



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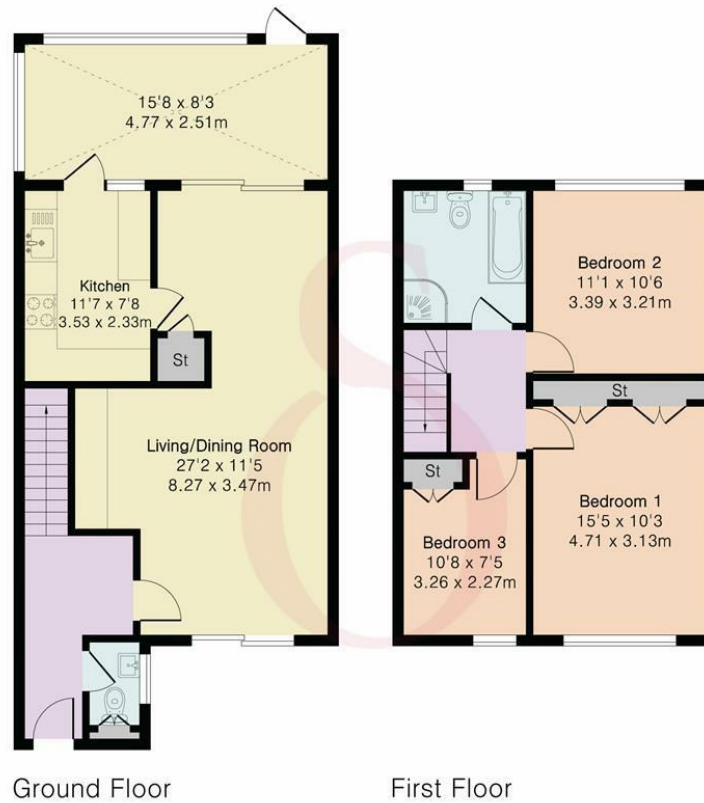


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**Approximate Gross Internal Area 1202 sq ft - 111 sq m**

Ground Floor Area 705 sq ft – 65 sq m

First Floor Area 497 sq ft – 46 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.

