26, The Knoll, Hertford

SG13 7SZ

Asking Price £350,000

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26 The Knoll, Hertford, Herts, SG13 7SZ

A spacious and well-presented three-bedroom mid-terrace home, ideally located in a popular area with convenient access to the A10 and M25 transport links, as well as a nearby local convenience store. The property offers approximately 820 sq ft of well-arranged accommodation set over two floors. The ground floor comprises an entrance hallway leading to a comfortable lounge and a generous 15' kitchen/diner, along with useful storage cupboards. On the first floor, there are three well-proportioned bedrooms, a separate cloakroom and a family bathroom. Externally, the property benefits from both a front garden and a private rear garden with rear pedestrian access. The property has the added benefit of being offered with no onward chain.

Situated within the 'Pinehurst development' in a cul de sac location, the property is only a short drive from the A10 which connects to the M25 and London to the south and Cambridge to the north. Hertford town centre is less than 1.4 Miles away and provides an excellent choice of shops, restaurants and coffee shops, along with Hertford East station which offers regular services to London's Liverpool Street. Also the property is within the sought after 'SG13' postcode for preferred schooling catchments. Within the Pinehurst Development there is also a local convenience store and children's park which is within close proximity of the property.

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

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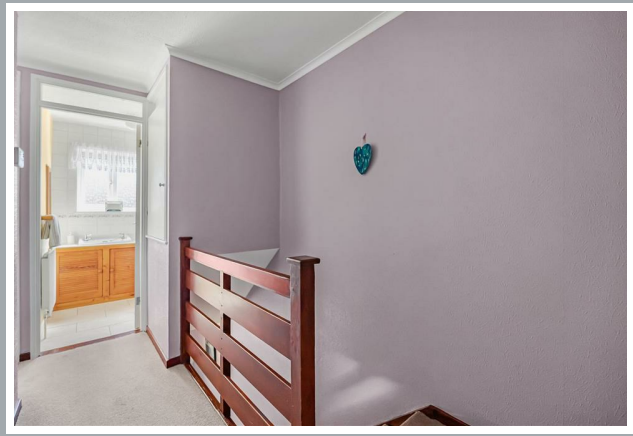

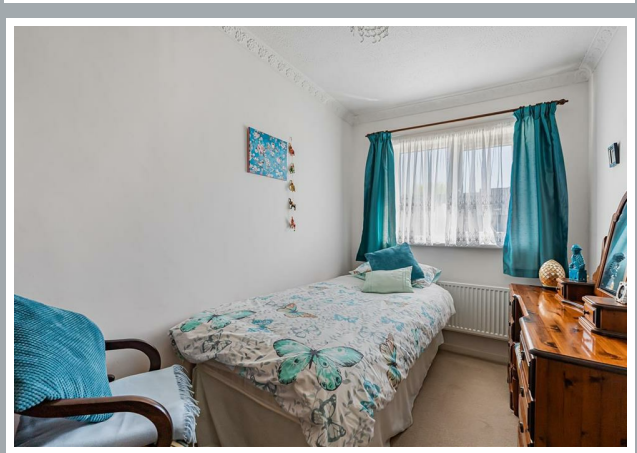

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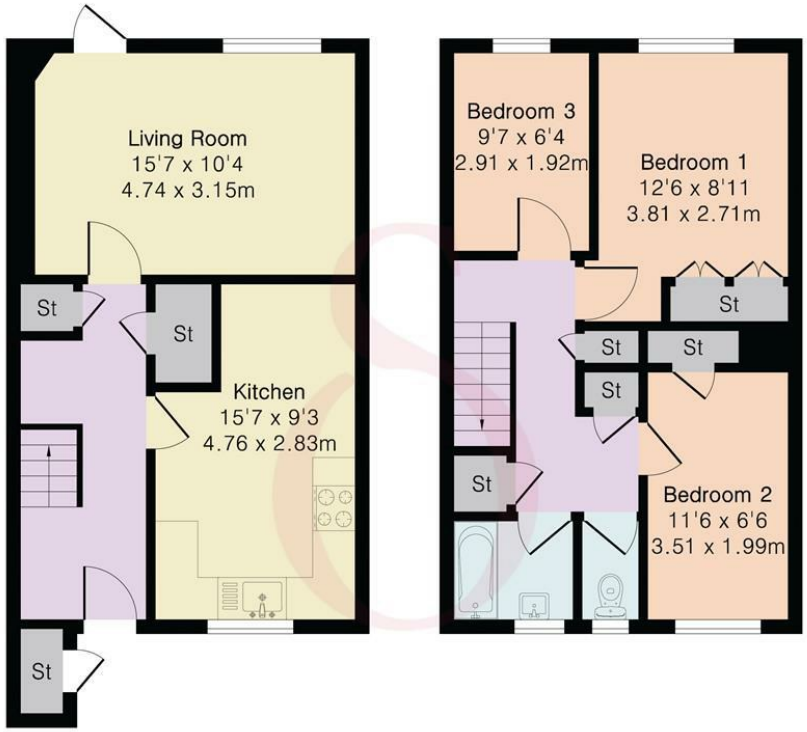
Approximate Gross Internal Area 820 sq ft - 76 sq m

Ground Floor Area 410 sq ft – 38 sq m

First Floor Area 410 sq ft – 38 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.

Steven Oates

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