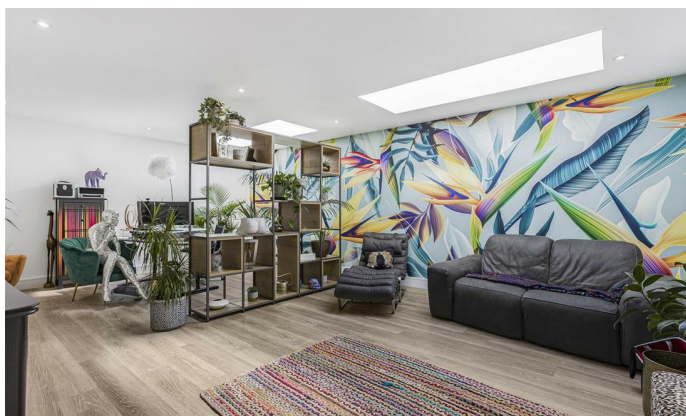




204, Hertingfordbury Road, Hertingfordbury
SG14 2LA
£1,199,995

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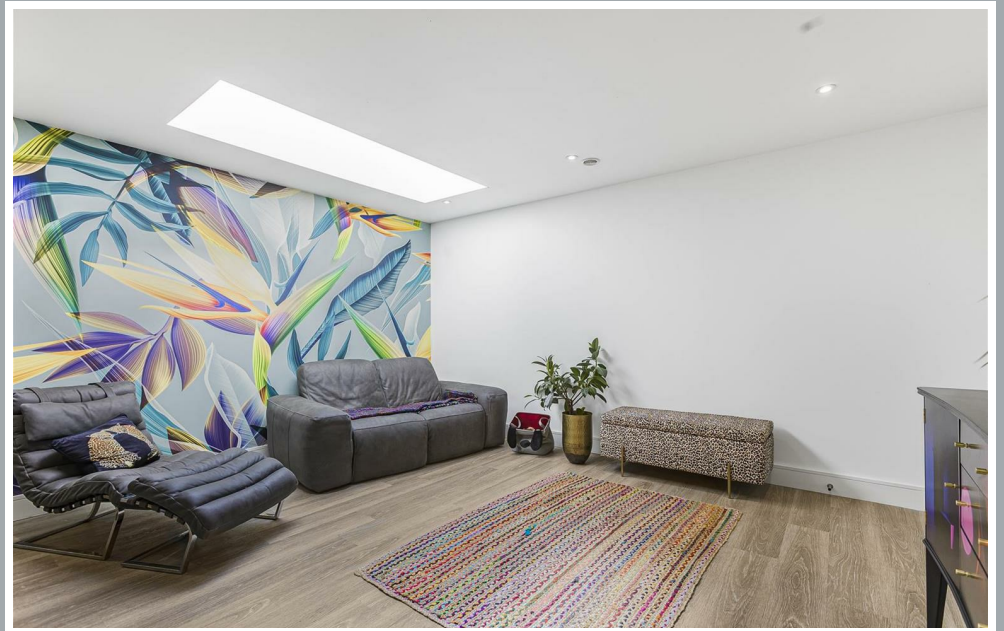
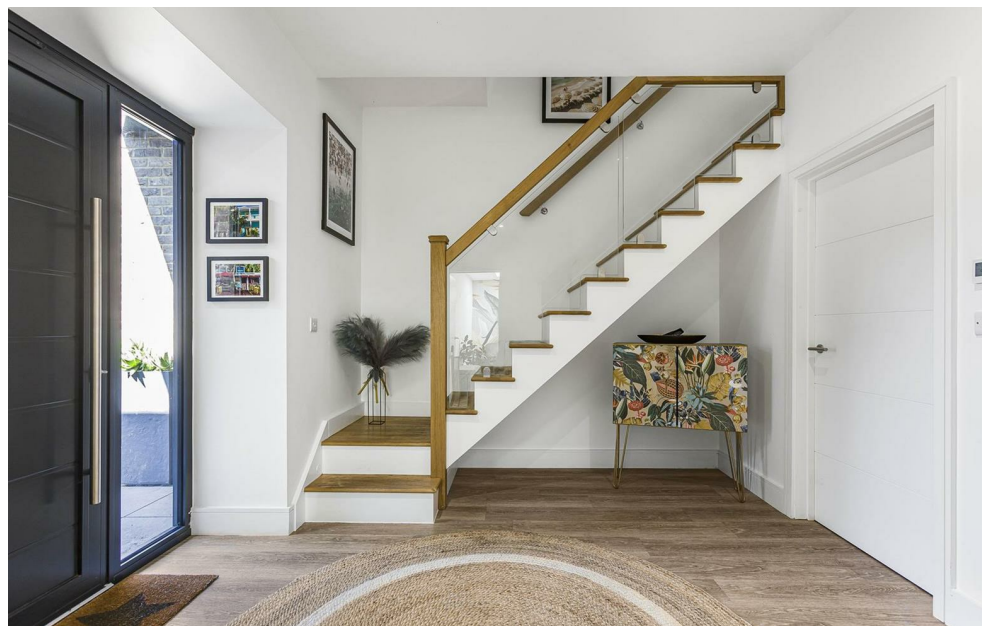
204 Hertingfordbury Road, Hertingfordbury, Herts, SG14 2LA

****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 NHBC certificate.

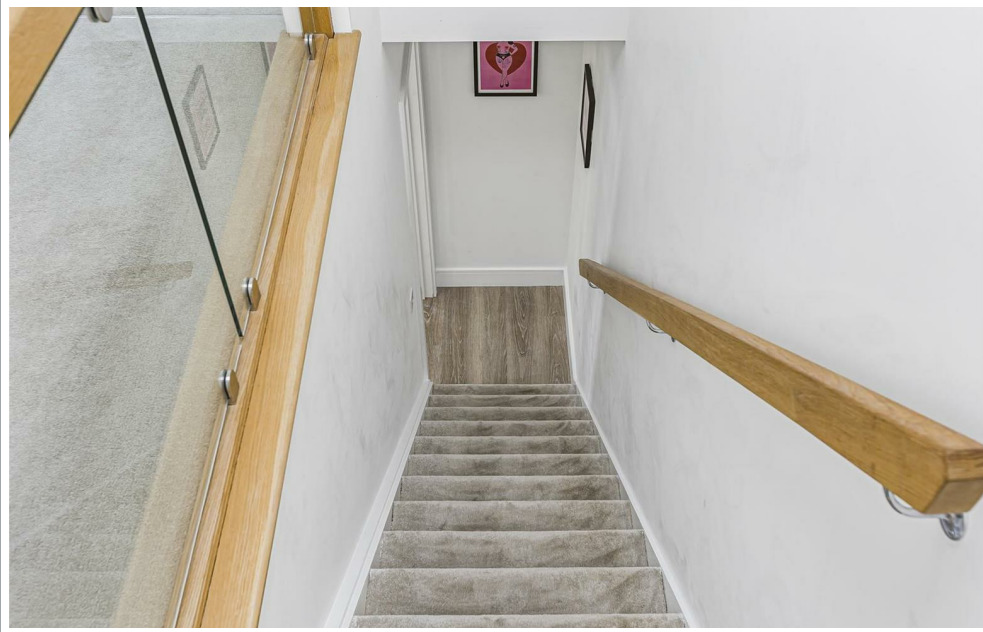
Hertingfordbury Road is located on the western side of Hertford itself, offering easy access to Hertford North mainline station and the A414 trunk road which connects to the A1(m). The village of Hertingfordbury is a short distance away providing a popular village pub and the protected green space of Panshanger Park is also close by offering excellent country walks.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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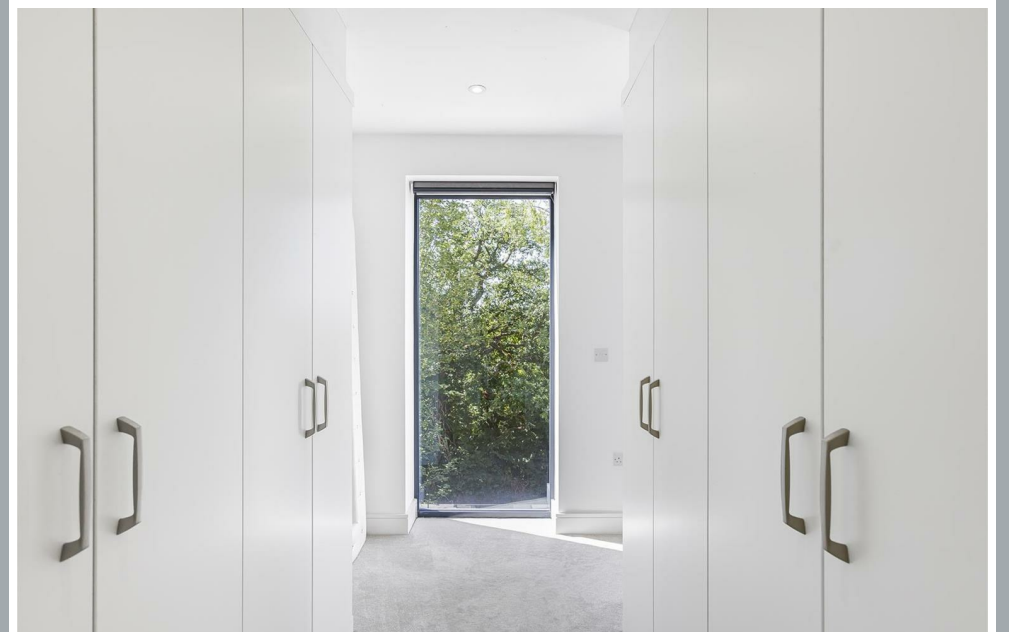
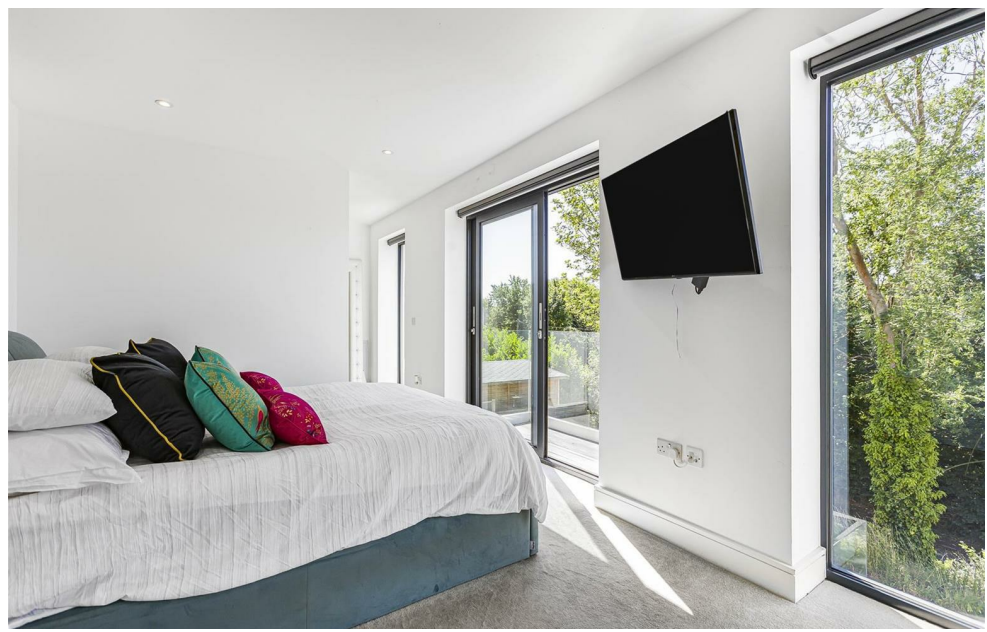


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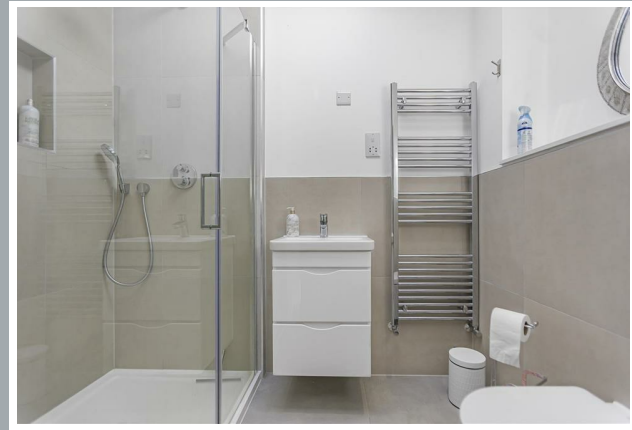
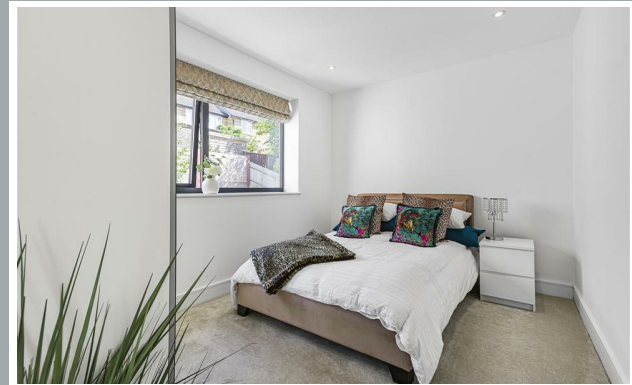
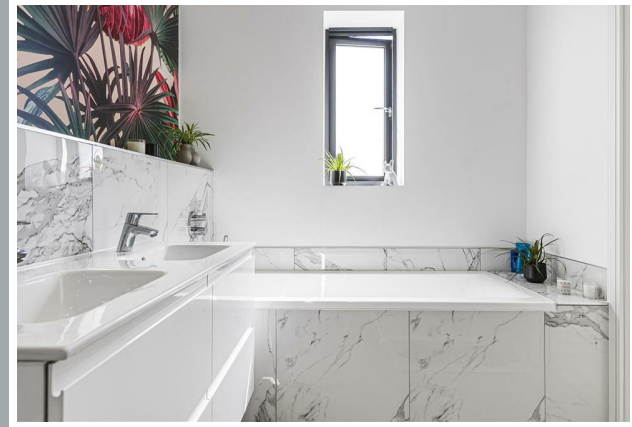




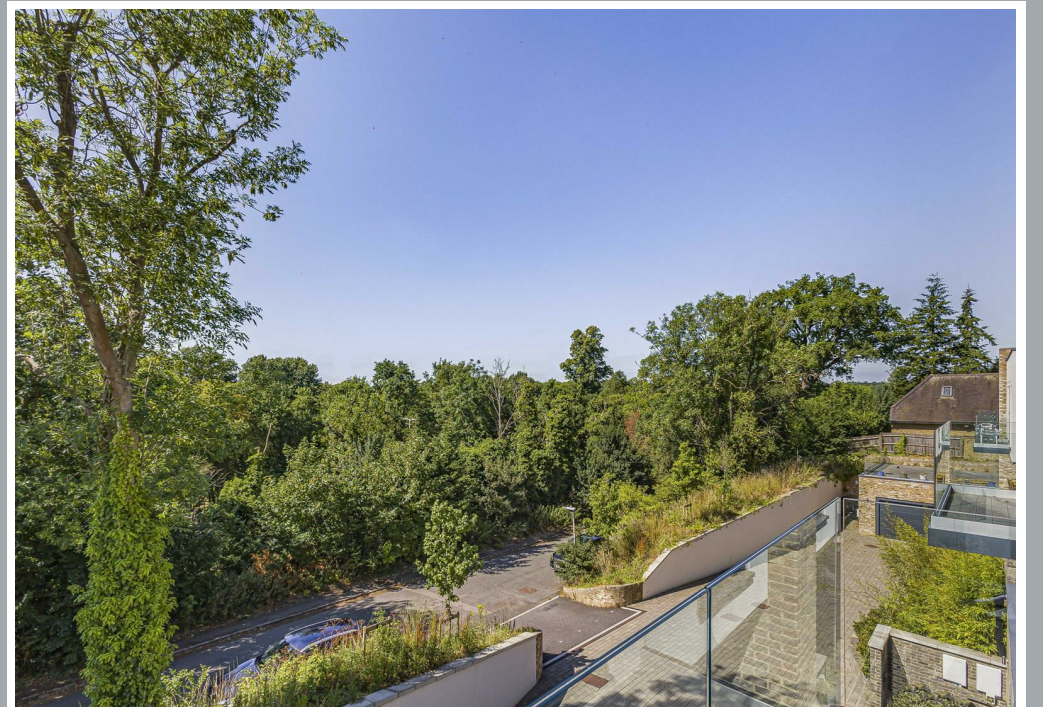
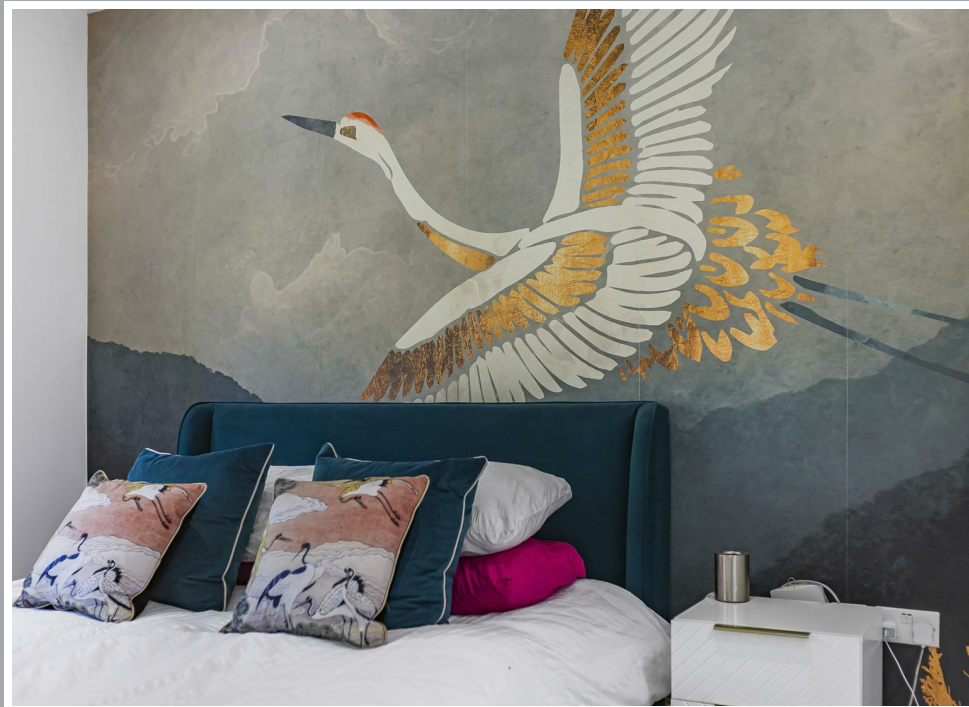
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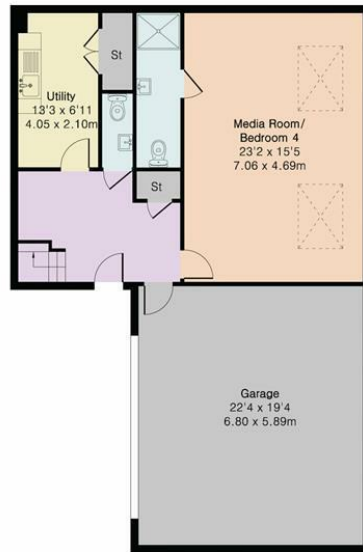
70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 2488 sq ft - 231 sq m

Ground Floor Area 1124 sq ft – 104 sq m

First Floor Area 637 sq ft – 59 sq m

Second Floor Area 727 sq ft – 68 sq m



Ground Floor



First Floor



Second Floor



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.



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