



46, Claud Hamilton Way, Hertford
SG14 1SR

Offers Over £700,000



stevenoates.com



46 Claud Hamilton Way, Hertford, SG14 1SR

Steven Oates are delighted to offer this deceptively spacious four-bedroom town house which is conveniently positioned on the fringes of town offering incredibly easy access to Hertford East Train Station and Hertford Town centre which are both only a stones throw away. Built approximately 8 years ago, this stylish home is situated within a gated and prestigious terrace of only 4 properties offering a real sense of security and privacy. The accommodation is spread over three floors with the ground floor welcoming you with a good size entrance hallway where you will find access into the garage, a downstairs wc and a modern kitchen/dining room with French doors leading out onto the beautiful garden. The first floor includes a good size family living room, storage space and a generous size bedroom with en suite bathroom. The second floor benefits from a further three bedrooms with the main bedroom including fitted wardrobes and a refitted shower room. Externally, there is a landscaped garden, integral garage and driveway parking.

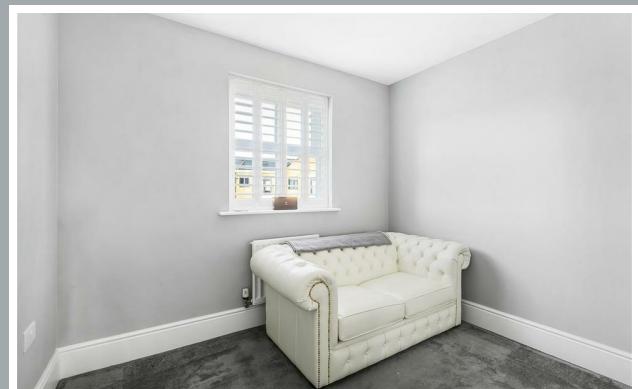
Situated opposite Hertford East mainline station, this property offers the perfect blend of City convenience with County town living. Hertford East offers a regular fast service to both London's Tottenham Hale & Liverpool Street Train Stations and the property is only a short distance from Hertford North Station serving regular trains to Moorgate. Claud Hamilton Way is touching distance from Hertford Town Centre which offers a wide range of restaurants, coffee shops and bars and much more. Hartham Common and the River Lea is less than a minute away which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts, kayaking and a skatepark. Also close by is a superstore and a useful industrial park.



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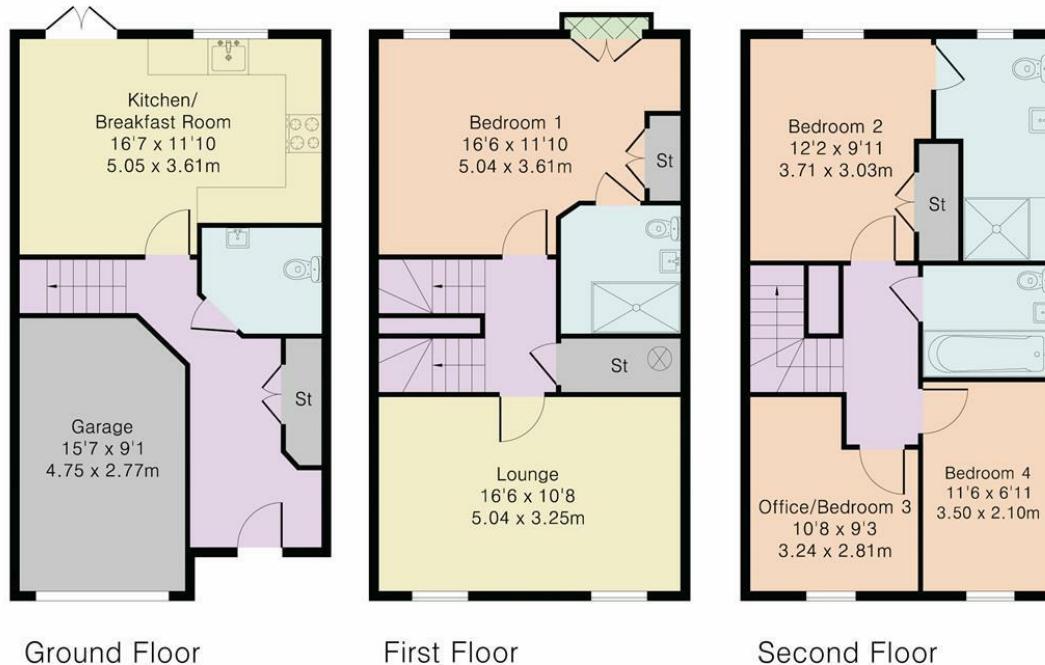
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Approximate Gross Internal Area 1488 sq ft – 139 sq m

Ground Floor Area 484 sq ft – 45 sq m

First Floor Area 502 sq ft – 47 sq m

Second Floor Area 502 sq ft – 47 sq m



PINK PLAN

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 as defined by RICS code of measuring practice. No guarantee is given on 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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