



1, Sturla Close, Hertford
SG14 3YJ

Guide Price £685,000



stevenoates.com



1 Sturla Close, Hertford, Herts, SG14 3YJ

An immaculately presented and extended three-bedroom end-of-terrace modern home, situated in this highly desirable and sought-after location within walking distance of Hertford North mainline station and Millmead Primary School. The property offers spacious and beautifully presented accommodation throughout, comprising a welcoming entrance hallway leading to the lounge, ground-floor cloakroom and an impressive extended kitchen/dining room, complete with bi-folding doors opening directly onto the rear garden. On the first floor are three well-proportioned bedrooms, a family bathroom and an en-suite shower room to the principal bedroom. Externally, the property benefits from a low-maintenance rear garden, together with a garage and additional off-street parking space. Further enhancing its appeal, the property is being offered to the market with no onward chain.

Sturla Close is situated in a popular residential area of Hertford, conveniently positioned for access to the town centre and its excellent range of shops, cafés, restaurants and leisure facilities. Hertford offers a choice of well-regarded schools and excellent transport connections, with rail services from both Hertford North and Hertford East providing convenient links into London. The area is also well placed for access to the A10 and surrounding road network. For those who enjoy the outdoors, Hertford benefits from attractive riverside walks, open green spaces and surrounding countryside, while the historic town centre provides a wide variety of everyday amenities and independent businesses.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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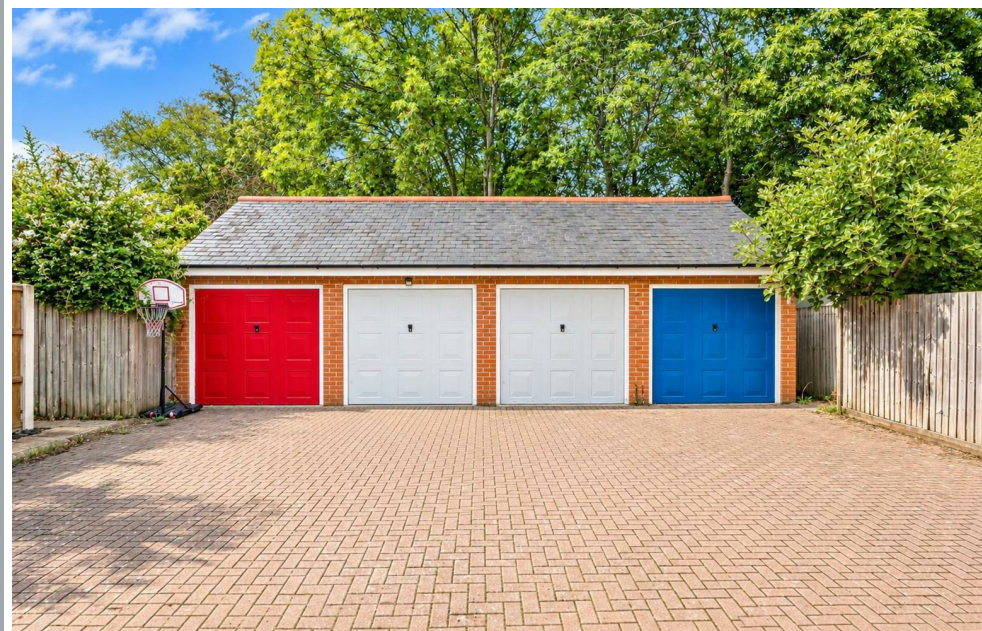
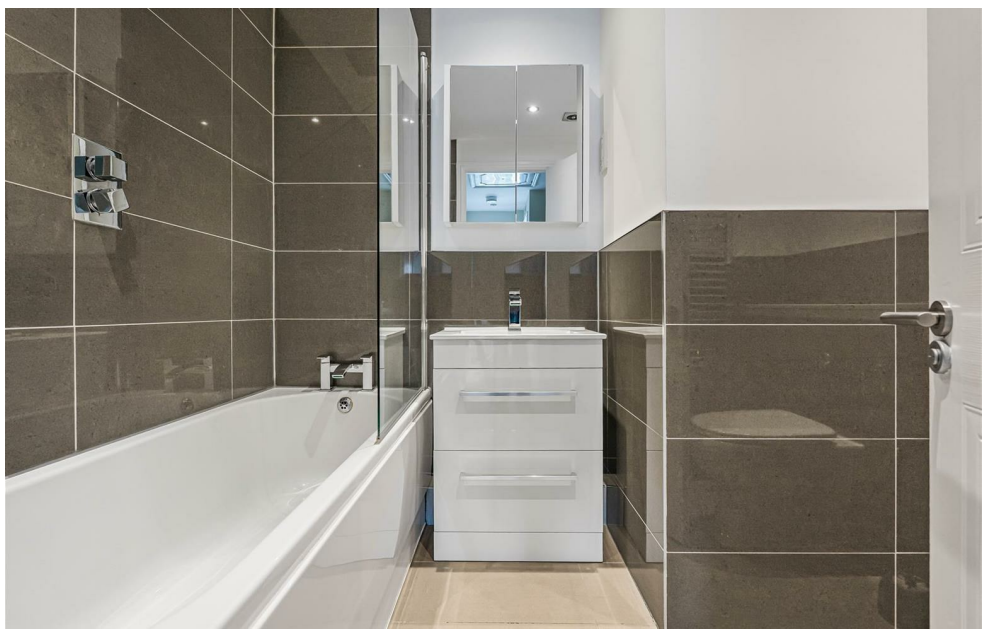


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**Approximate Gross Internal Area 978 sq ft - 91 sq m
(Excluding Garage)**

Ground Floor Area 563 sq ft - 52 sq m

First Floor Area 415 sq ft - 39 sq m

Garage Area 154 sq ft - 14 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.



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