

38, Newgate Street Village, Hertford, SG13 8RB

Offers Over £669,000

Lanes
ESTATE AGENTS

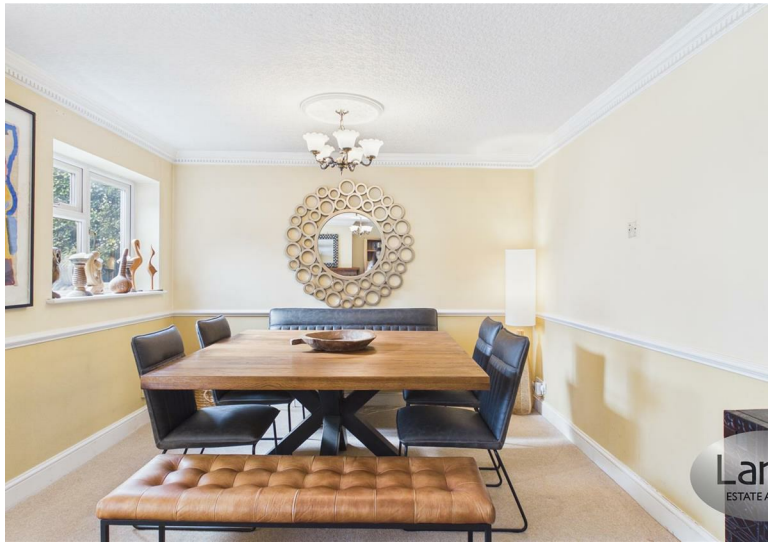
38, Newgate Street Village, Hertford, SG13 8RB

** CHAIN FREE**
Situated in the heart of Newgate Street Village, this attractive three bedroom semi-detached home offers spacious and versatile accommodation making it an ideal property for families.

This property features three well proportioned bedrooms, a generous open plan lounge/ diner, a spacious kitchen and separate utility room. Externally, the property benefits from a driveway providing off-street parking for three or more vehicles along with convenient side access to the utility and garden area.

Positioned close to the popular Village Hall and Green, the property enjoys a charming village setting while offering the benefit of stunning views toward Canary Wharf , Combining generous living space with a desirable location, This chain- free home presents an excellent opportunity for buyers seeking a comfortable family home in a picturesque Hertfordshire Village.







Entrance Hall	
Kitchen	10'9""x 14'9"" (3.3"x 4.5")
Lounge/ diner	22'11",3'3"" x 21'3"" (7,1" x 6.5")
Utility	3'3",22'11" x 6'6",9'10"" (1,7 x 2,3")
W/C	
Bedroom one	10'5"" x 11'5"" (3.2" x 3.5")
Bedroom two	9'6"" x 10'5"" (2.9" x 3.2")
Bathroom	
Bedroom Three	8'6"" x 9'10"" (2.6" x 3.0")
Loft area	10'5"" x 20'0"" (3.2" x 6.1")

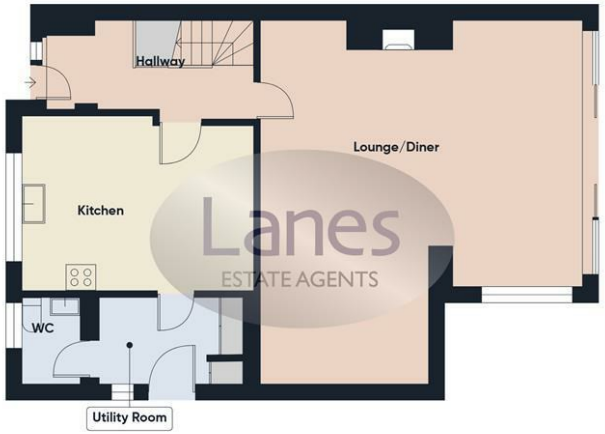




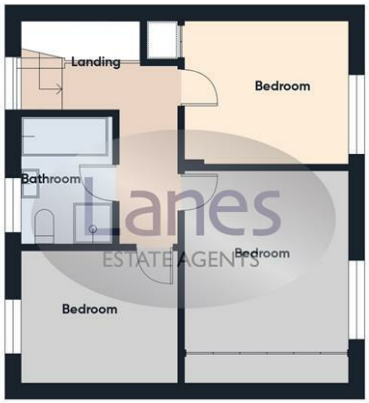








Floor 0



Floor 1



Floor 2

Approximate total area(1)

127.5 m²

Reduced headroom

11.3 m²

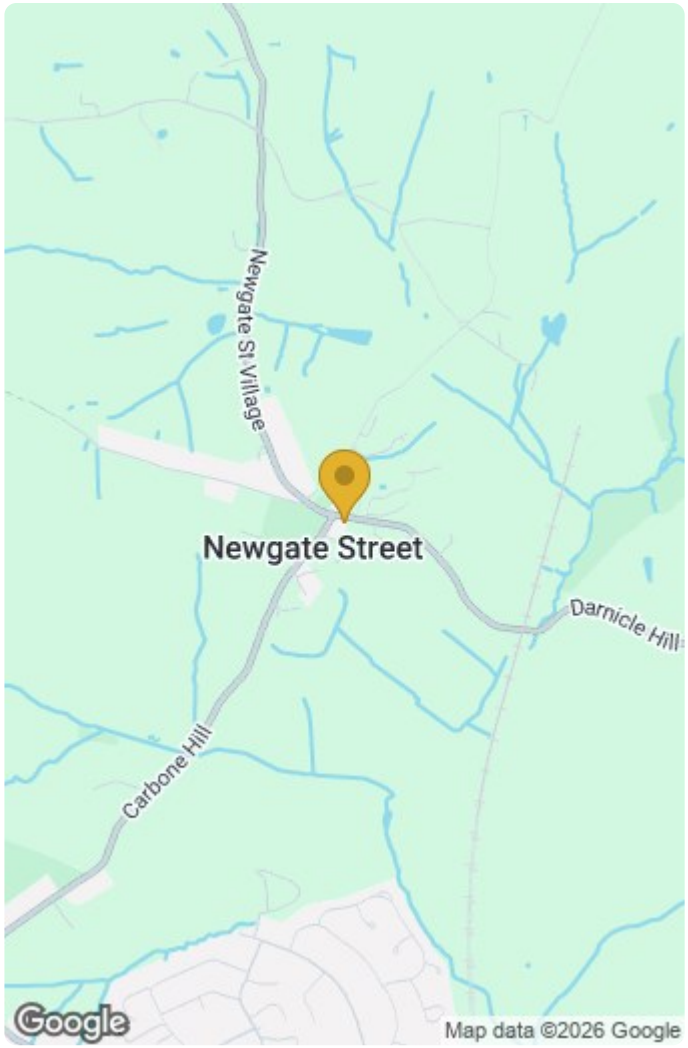
(1) Excluding balconies and terraces

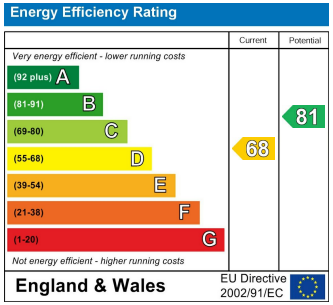
Reduced headroom

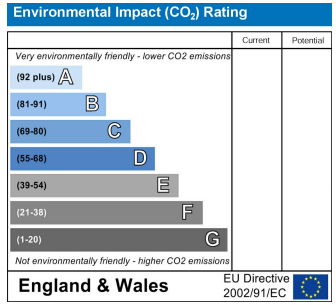
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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