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## 7. Gwynns Walk, Hertford, SG13 8AD

**Offers In Excess Of £500,000**

Nestled on the edge of Hertford's vibrant town centre, this stunning three-bedroom family home combines modern design with thoughtful functionality. Its staggered layout ensures privacy while offering spacious, open-plan living areas, perfect for both family life and large-scale entertaining. Spread across three bright and airy floors, the home boasts a flexible and contemporary living experience.

The landscaped gardens feature well-planned terraces, ideal for alfresco dining, barbecues, and social gatherings. The outdoor spaces seamlessly complement the home's modern design, creating an inviting environment for relaxing or entertaining. The property benefits from convenient on-street parking and a secure garage En-bloc, providing ample storage solutions alongside a large summerhouse which could be used as a home office or gym.

Situated on Gwynns Walk, this home offers unparalleled convenience. It's just a short stroll to Hertford's top-rated schools, and the town's bustling shops, bars, and restaurants. Hartham Common, the River Lea, and Hertford's charming Saturday street market are also within easy walking distance.



## Hallway

## Downstairs WC

## Lounge Diner

17'8 x 10'7 (5.38m x 3.23m)

## Kitchen

13'11 x 8'10 (4.24m x 2.69m)

## First Floor

## Lounge

15'8 x 13'9 (4.78m x 4.19m)

## Bedroom Two

14 x 9'7 (4.27m x 2.92m)

## Second Floor

## Bedroom One

12'2 x 10'9 (3.71m x 3.28m)

## Bedroom Three

13 x 7'8 (3.96m x 2.34m)

## Family Bathroom

## Outside

## Front & Rear Garden

## Garage En-Bloc & Outside Storage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 confirm 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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