Lanes
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# 38 Newgate Street Village, Hertford, SG13 8RB

## Offers In Excess Of £669,000

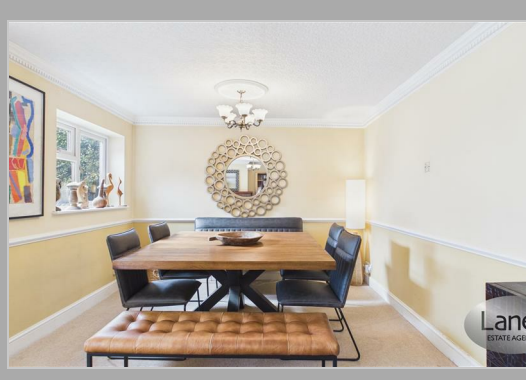
** CHAIN FREE**
Situated in the heart of Newgate Street Village, this attractive three bedroom semi-detached home offers spacious and versatile accommodation making it an ideal property for families.

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

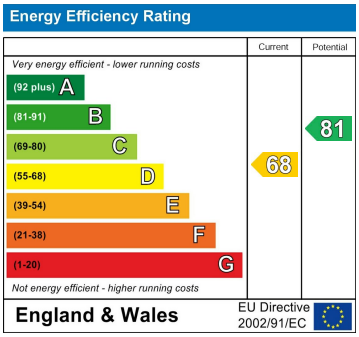
## Bedroom one
10'5"" x 11'5"" (3.2" x 3.5")

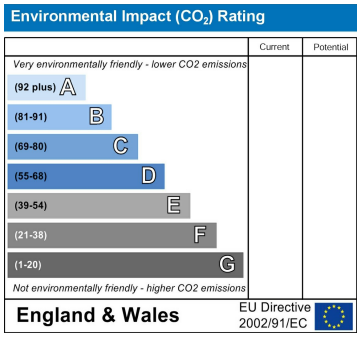
## Bedroom two
9'6"" x 10'5"" (2.9" x 3.2")

## 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")







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.







2 Market Street, Hertford, SG14 1BD
**Tel:** 01992 582 000 **Email:** he@lanesproperty.co.uk www.lanesproperty.co.uk