

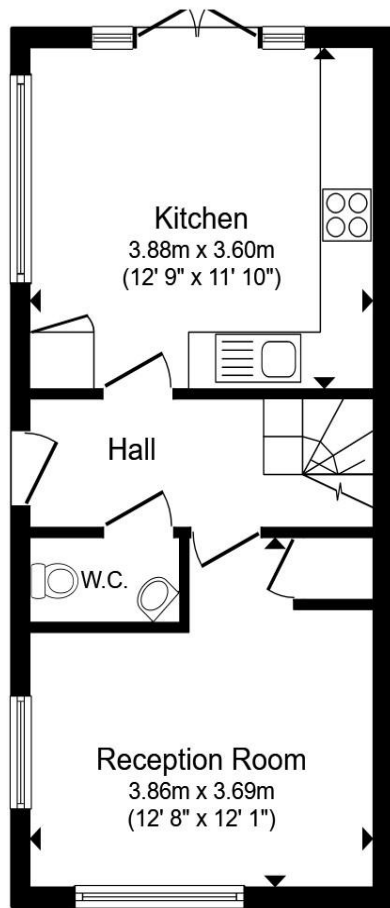


Gallows Way, Hertford SG13 7US

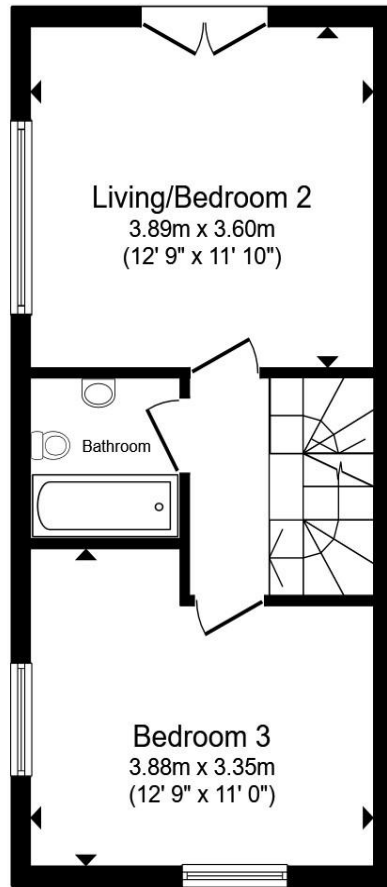
welcome to Gallows Way, Hertford

Occupying a prime position within one of Hertford's most sought-after residential developments, this exceptional three/four-bedroom town house is beautifully presented and highly versatile accommodation, perfectly designed to meet the demands of modern family living. The accommodation has been thoughtfully designed to provide flexible living space with stylish interiors throughout. Upon entering a stunning open-plan kitchen/dining room extending across the rear of the property. Beautifully appointed with a comprehensive range of contemporary gloss cabinetry, quality integrated appliances, generous work surfaces and ample dining space, French doors open directly onto the landscaped rear garden. To the front of the property is a superb multi-purpose reception room, currently arranged as a comfortable sitting room but equally suited as a formal lounge, home office, children's playroom or fourth bedroom, a modern cloakroom completes the ground floor. The first floor provides two generous double bedrooms alongside a beautifully presented family bathroom. One of the bedrooms is currently utilised as an elegant first-floor living room. Outside, the landscaped rear garden has been thoughtfully designed for low-maintenance enjoyment, featuring a generous paved entertaining terrace, artificial lawn, mature planting and attractive borders, creating a private and peaceful outdoor space ideal for relaxing/entertaining throughout.

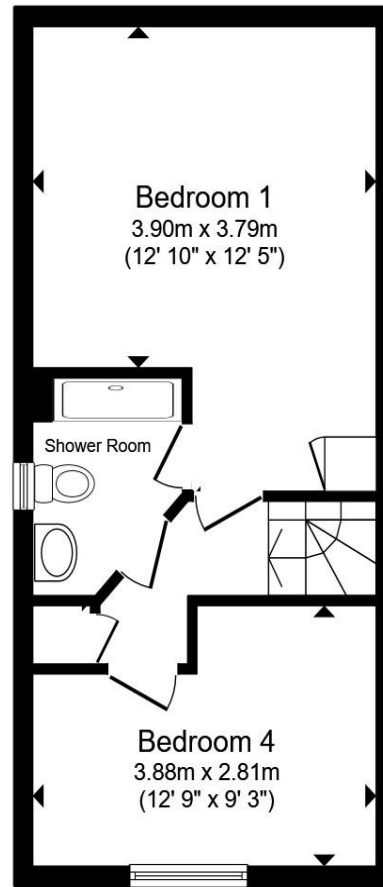




Ground Floor



First Floor



Second Floor

Total floor area 103.3 m² (1,111 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



-Accommodation Overview-

Entrance Hall

Downstairs Cloakroom

Reception Room

Kitchen

-First Floor Landing-

Bedroom Two/Living Room

Bedroom Three

Bathroom

-Second Floor Landing-

Bedroom One

Shower Room

Bedroom Four

-Exterior-

Rear Garden & Parking

Agent Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Welcome to Gallows Way, Hertford

- Beautifully Presented Three/Four-Bedroom Town house
- Ideally Situated On The Ever-Popular Eastern Side of Hertford
- Arranged Over Three Spacious Floors
- Close To Hertford Town Centre & Hertford East Station
- Landscaped, Low-Maintenance Rear Garden

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Offers in excess of

£575,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108404



Property Ref:
HFD108404 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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