



WILWESTWOODLEBER

**WILWESTWOODLEBER**  
LET US GUIDE YOU HOME

Greencoates, Hertford, SG13 8AA  
£645,000



## Greencoates, Hertford, SG13 8AA

Westwood Leber are delighted to bring to the market this beautifully presented three-bedroom end of terrace family home offers stylish and versatile accommodation arranged across three floors. Nestled within one of Hertford's most sought-after locations, positioned on Greencoates, the property enjoys a prime setting within the highly regarded Simon Balle school catchment area, making it an ideal choice for families.

The current owners have tastefully improved the home throughout, creating a bright and contemporary interior perfectly suited to modern living. The ground floor comprises an inviting entrance hall, downstairs cloakroom, spacious living room and a superb open-plan kitchen/dining room fitted with modern units and providing direct access to the rear garden.

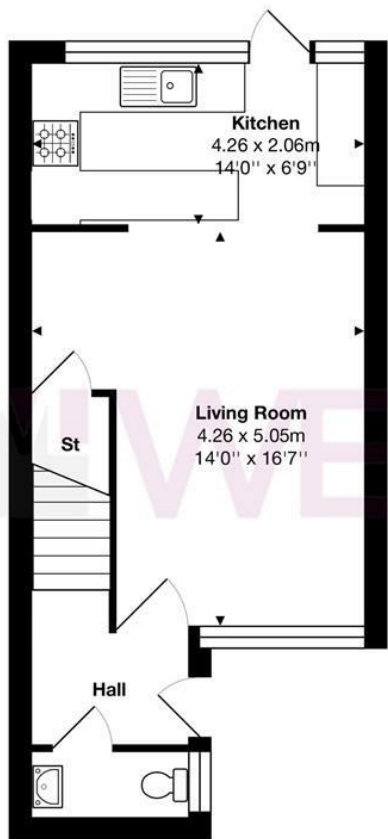
The first floor offers a generous lounge area and a well-proportioned bedroom alongside a family bathroom, whilst the top floor features two further bedrooms and additional storage.

Externally, the property benefits from a good-size rear garden, ideal for both entertaining and family enjoyment. Further benefits include on-street parking and a garage en bloc.

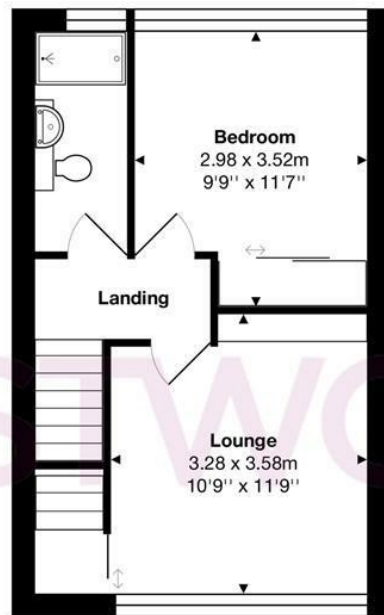
Greencoates is superbly positioned within easy reach of Hertford town centre, both Hertford North and Hertford East stations, excellent local schooling and a wide selection of shops, cafés and restaurants.



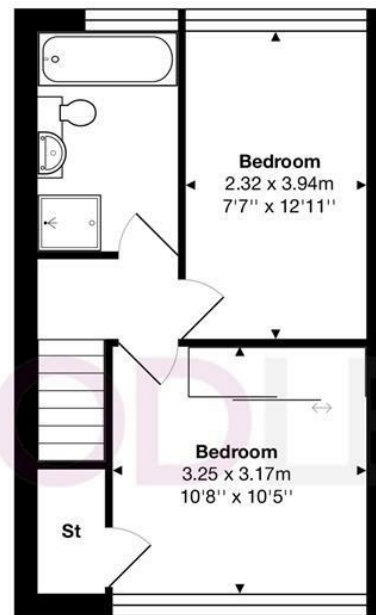
 WESTWOODLEBER



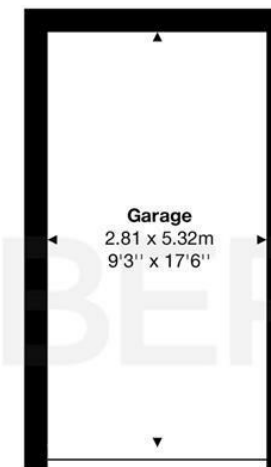
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total Area: approx. 111.6 m<sup>2</sup> ... 1201 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by [www.fotomarketing.co.uk](http://www.fotomarketing.co.uk)











**W** WESTWOODLEBER

**W** WESTWOODLEBER  
LET US GUIDE YOU HOME