



PRESTIGE & VILLAGE

UK's finest properties

7, GALLOWS WAY, LIBERTY RISE, HERTFORD, SG13 7US



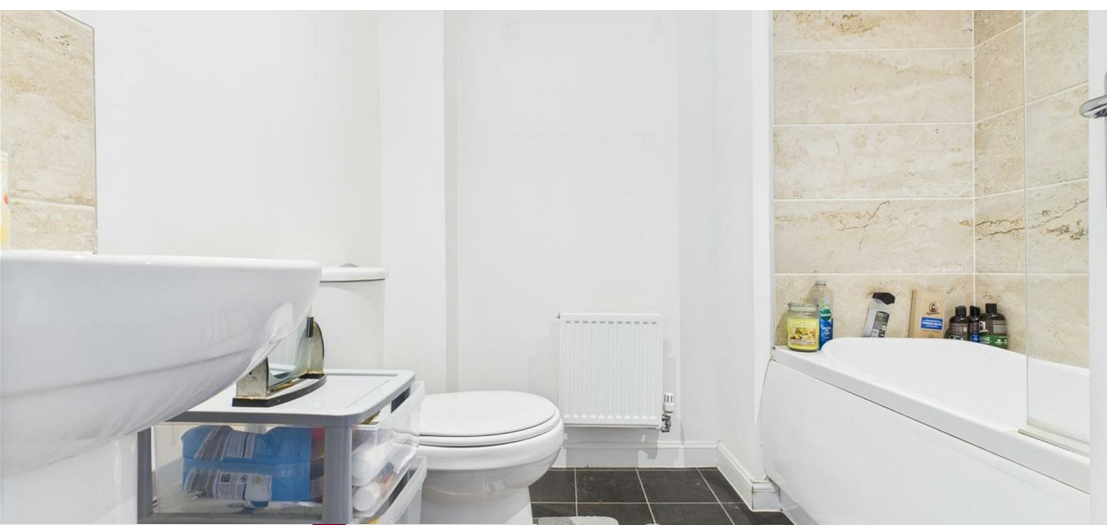
Prestige and Village are Delighted to Welcome to the Market this SPACIOUS FOUR BEDROOM Family Home with DRIVEWAY FOR TWO CARS in an EXCLUSIVE GATED COMPLEX within CATCHMENT TO SIMON BALLE SCHOOL and WALKING DISTANCE TO HERTFORD EAST Train Station and Town Centre. Features Include OPENPLAN KITCHEN AND LOUNGE AREA, Downstairs W.C and OFFICE, FOUR DOUBLE BEDROOMS, Ensuite to Principle Bathroom and Family Bathroom, Rear Garden, VIEWING STRONGLY RECOMMENDED, UPWARD CHAIN COMPLETE.

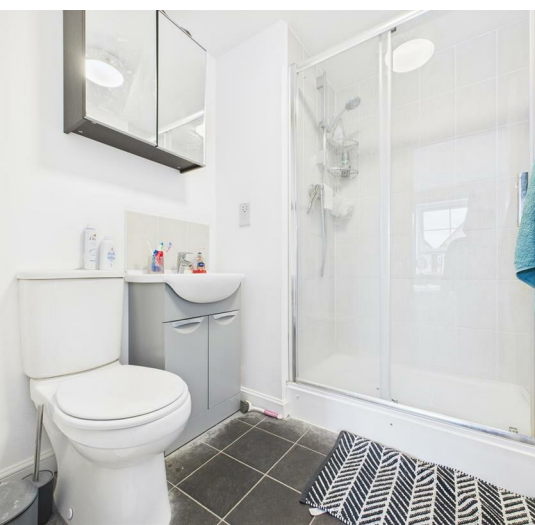




- Spacious Four Bedroom Town House with Driveway for Two Cars
- Exclusive Gated Complex
- Within Directly Catchment of Simon Balle School
- Walking Distance to Hertford East and Town Centre
- Open plan Kitchen/Lounge Area
- Downstairs W.C and Office Area
- Four Double Bedrooms
- Rear Garden
- Viewing Strongly Recommended
- UPWARD CHAIN COMPLETE







ENTRANCE HALLWAY
12'4 x 3'4 (3.76m x 1.02m)

DOWNSTAIRS OFFICE
9'0 x 6'9 (2.74m x 2.06m)

DOWNSTAIRS W.C
5'4 x 2'9 (1.63m x 0.84m)

OPEN PLAN KITCHEN AND
LOUNGE AREA
19'0 x 13'6 (5.79m x 4.11m)

LANDING
8'8 x 3'4 (2.64m x 1.02m)

BEDROOM TWO
11'3 x 13'7 (3.43m x 4.14m)

BEDROOM FOUR
9'0 x 13'6 (2.74m x 4.11m)

BATHROOM
6'9 x 5'10 (2.06m x 1.78m)

2ND FLOOR LANDING
8'9 x 3'5 (2.67m x 1.04m)

BEDROOM THREE
9'1 x 13'7 (2.77m x 4.14m)

BEDROOM ONE
9'0 x 13'3 (2.74m x 4.04m)

REAR GARDEN

DRIVEWAY FOR TWO CARS
AND FRONT GARDEN AREA

LOCAL INFORMATION AND MAINTENANCE CHARGES

Gallows Way is located on the Liberty Rise complex situated off the Ware Road and is excellently located between Hertford Town Centre and Ware, this property is within Catchment of Simon Balle School.

This property is walking distance to Hertford East Station and Town Centre.

RMG Maintains the parking area and gardens and charge £418.00 per annum for overall upkeep for the Liberty Rise Development.





Energy Efficiency Rating

Source	Percentage	Efficiency Rating
Very energy efficient - new wind farms	12.3% (A)	A
Wind	11.0% (B)	B
Hydro	10.0% (C)	C
10.0% (D)	D	
10.0% (E)	E	
10.0% (F)	F	
10.0% (G)	G	

Environmental Impact (CO₂) Rating

Source	Percentage	Environmental Impact Rating
Very environmentally friendly - new coal emissions	12.3% (A)	A
Wind	11.0% (B)	B
Hydro	10.0% (C)	C
10.0% (D)	D	
10.0% (E)	E	
10.0% (F)	F	
10.0% (G)	G	

England & Wales

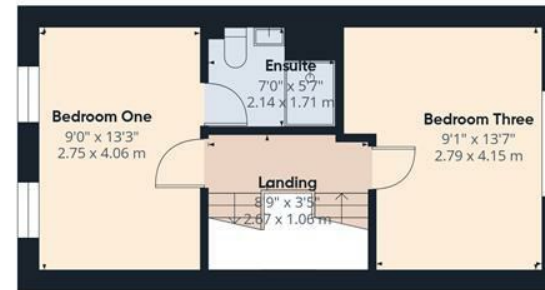
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England & Wales

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Floor 0



Floor 1



Floor 2

Approximate total area^m

1083 ft²

100.6 m²

(1) Excluding balconies and terraces

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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