



Queens Road, Hertford, SG13 8BB

Welcome to Queens Road

Designed by notable British architect Charles Aslin (former Hertfordshire County Architect) as his personal residence and having been sympathetically restored and improved by the current long standing vendors, this truly unique detached home exudes authentic 1950's style with a contemporary twist.



Accommodation Overview

Entrance Via:

Front door leading into

Entrance Porch:

Brazilian slate tiled floor, double glazed to living room.

Cloakroom:

'Amtico' flooring, door to downstairs WC.

Guest W.C:

Wall mounted wash hand basin with mixer tap, low level dual flush W.C, spot lighting, 'Amtico' flooring, opaque double glazed window to side aspect, radiator.

Living Room:

33' 6" x 23' 6" narrowing to 11' 4" (10.21m x 7.16m narrowing to 3.45m)

Triple aspect with double glazed windows to front and side aspects, 'Hase' Luno multi fuel burning stove with external cleaning facility, stunning parquet flooring, superb solid oak turning staircase to first floor, under stairs storage cupboard, double glazed doors leading into the garden room, corniced ceiling, two radiators, arch with original metal work partitions leading into dining room.

Study:

6' 3" x 5' 9" (1.91m x 1.75m)

Double glazed window to side aspect, 'Amtico' flooring.

Dining Room:

17' 5" x 12' 2" (5.31m x 3.71m)

Double glazed window to side aspect, stunning parquet flooring, corniced ceiling, radiator, door to kitchen/diner.

Garden Room:

19' 7" x 8' 2" (5.97m x 2.49m)

Full width double glazed bi-folding doors with high level windows opening directly to the rear garden, Brazilian slate flooring, spot lighting, radiator.



Kitchen/ Dining Room:

21' 6" x 10' 1" (6.55m x 3.07m)

*Agents Note:

The kitchen / dining room is located within an eco-friendly single story extension which was commissioned by the current owners of the house and designed by an architect specialising in "green" structures. Features include cavity wall and exterior wall insulation, triple glazing and a bespoke Zinc roof* Bespoke hand made solid oak fitted kitchen featuring an extensive range of wall, floor and drawer units with 'Silestone' work surfaces, double bowl recessed stainless steel sink unit with mixer tap, 'Miele' steam oven, 'Miele' oven/grill, 'Miele' hot drawer, 'Miele' combination oven/ grill/microwave, 'Bosch' combination induction and gas hob unit, 'Miele' cooker hood, 'Miele' integrated dishwasher, space for fridge freezer, Brazilian slate flooring with under floor heating, dual aspect with triple glazed bi-folding doors leading directly to garden and two triple glazed windows to rear aspect, door to side.

Utility Room:

7' 6" x 5' 7" into units plus recess (2.29m x 1.70m into units plus recess)

Bespoke hand made solid oak fitted wall and floor units with solid wood work surface over, single bowl single drainer stainless steel sink unit with mixer tap, plumbing and space for washing machine, space for freezer, double glazed window to side aspect, 'Brazilian' slate flooring, door to boiler room.

Boiler Room:

Wall mounted gas boiler, storage

First Floor Landing:

Two double glazed windows to side aspect, solid oak flooring, corniced ceiling, access to loft, radiator.

Master Bedroom:

17' 2" x 13' (5.23m x 3.96m)

Dual aspect with two double glazed windows to front aspect and double glazed window to side aspect, solid oak flooring, corniced ceiling, radiator.

En-Suite Shower Room:

Large walk in shower area with independently pumped shower, vanity wash hand basin with mixer tap, low level dual flush W.C, fitted storage cupboard with work surface over, chrome heated towel rail, spot lighting, solid oak flooring, opaque double glazed window to side aspect, fully tiled walls, extractor fan.

Dressing Room:

5' 4" x 4' 3" (1.63m x 1.30m)

Double glazed window to front aspect, airing cupboard housing hot water cylinder and shelving, corniced ceiling, solid oak flooring, spot lighting.

Bedroom Two:

17' 2" x 12' (5.23m x 3.66m)

Double glazed window to side aspect, solid oak flooring, corniced ceiling, radiator.

En-Suite Bathroom:

Panel enclosed bath with twin taps and independently pumped shower over, pedestal wash hand basin with mixer tap, low level W.C, double glazed window to rear aspect, solid oak flooring, radiator, spot lighting, extractor fan.

Bedroom Three:

9' 9" x 9' 3" (2.97m x 2.82m)

Double glazed window to side aspect, built in wardrobe and drawers, corniced ceiling, radiator, solid oak flooring.

Bedroom Four:

9' 9" x 9' 3" (2.97m x 2.82m)

Double glazed window to side aspect, built in wardrobe and drawers, corniced ceiling, radiator, solid oak flooring.

Family Bathroom:

White four piece suite comprising a panel enclosed bath with twin taps, corner shower cubicle with independently pumped shower, low level WC, pedestal wash hand basin with twin taps, solid oak flooring, spot lighting, partly tiled walls, chrome heated towel rail, dual aspect with opaque double glazed windows to front and side aspect, radiator,

Exterior Garden

The superb rear garden has been cleverly landscaped in to a series of interconnecting spaces with the established mature planting offering year round colour and interest. Arranged around a central formal lawn with paved terrace meandering pathways lead through manicured hedges to a secluded seating areas and rose, fruit and vegetable gardens

Parking

Detached Garage

16' 11" x 10' 11" (5.16m x 3.33m)

Driveway

Providing off street parking for numerous vehicles.

Welcome to Queens Road

- Exceptional Architecturally Designed Detached Family Home
- Three Large Reception Rooms
- Eco-Friendly Green Extension Housing Bespoke Kitchen
- Four DOUBLE Bedrooms & Three Bathrooms
- Stunning South Facing Landscaped Garden
- Parking For Numerous Vehicles Via Detached Garage & Driveway
- Secluded Position Along One of Hertford's Premier Roads

Tenure: Freehold EPC Rating: C

£1,400,000



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Designed by notable British architect Charles Aslin (former Hertfordshire County Architect) as his personal residence and having been sympathetically restored and improved by the current long standing vendors, this truly outstanding detached family home exudes authentic 1950's style with a contemporary twist. Many of the original features remain and include stunning parquet floors, a solid oak stair case and corniced ceilings. Of special mention is the single storage extension which was designed by an architect specialising in eco-friendly "green" structures and features cavity wall and exterior wall insulation, triple glazing and a Zinc roof. The accommodation is arranged to take full advantage of the properties southerly aspect and also allows for views over the superb garden from all major rooms within the house. To the ground floor there is a spacious bespoke handmade kitchen with dining space and utility room, a generous living room with modern multi-fuel stove, separate dining room, garden room with full-width bi-folding doors, study and guest W.C.. To the first floor there are four double bedrooms, a dressing room, two en-suites and a family bathroom.



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