



**Valeside, Hertford, SG14 2AR**

## Welcome to Valeside, Hertford

This spacious and inviting extended terraced family home boasts four double bedrooms, making it larger than average for comfortable living. Conveniently located just a short walk from the Hertford North railway line, Hertford town centre, and excellent schooling options, it offers both accessibility and convenience. The ground floor features a practical cloakroom/utility room, alongside a modern fitted kitchen equipped with built-in appliances. A rear reception room, offering direct access to a rear conservatory, provides a versatile living space for relaxation and entertainment. On the first floor, three generously sized bedrooms are complemented by a family bathroom, while the master bedroom, situated on the top floor, enjoys the luxury of an en suite shower. Outside, the rear garden spans several levels, offering outdoor enjoyment, and includes a garage with rear access, enhancing the property's functionality and appeal.



## -Accommodation Overview-

### Entrance Hall:

Stairs to first floor, storage cupboard, obscure double glazed window to front aspect, door leading to lounge.

### Downstairs Cloakroom/Utility Room:

Wash hand basin, WC, under stairs storage cupboard, space and plumbing for washing machine/tumble dryer.

### Lounge:

18' 8" x 12' 10" ( 5.69m x 3.91m )

Double glazed window to rear aspect with double glazed doors leading to conservatory, chrome wall hung radiator, feature fireplace, laminate flooring.

### Conservatory:

17' 5" x 7' 10" ( 5.31m x 2.39m )

Double glazed windows to rear and side aspect, double glazed patio doors leading to rear garden.

### Kitchen:

11' x 7' 11" ( 3.35m x 2.41m )

Fitted wall and base units with work surface over, single bowl single drainer sink unit with mixer tap over, electric hob with oven beneath and extractor canopy over, eye level oven and grill, double glazed window to front aspect.

### -First Floor Landing-

Stairs to loft conversion, carpet.

### Bedroom Two:

14' x 10' ( 4.27m x 3.05m )

Double glazed window to rear aspect, storage cupboard, radiator.

### Bedroom Three:

10' 9" x 8' 4" ( 3.28m x 2.54m )

Double glazed window to rear aspect, radiator.

### Bedroom Four:

8' 10" x 8' 1" ( 2.69m x 2.46m )

Double glazed window front aspect, radiator.

### Bathroom:

Three piece suite comprising of panel enclosed bath with mixer tap over, wash hand basin with mixer tap over and storage cupboard beneath, WC, radiator, obscure double glazed window to front aspect.

### -Second Floor-

Door to bedroom one and en-suite shower room.

### Bedroom One:

17' 10" x 14' 4" ( 5.44m x 4.37m )

Double glazed window to front aspect, door leading to en-suite shower room, radiator.

### En-Suite Shower Room:

Shower cubicle with shower over and door, wash hand basin, WC, tiled walls, chrome heated towel rail.

### -Exterior-

### Rear Garden:

A three tired garden with lawn areas and decking at the top of the garden with seating areas with views, trees, shrubs and borders, side access.

### Front Garden:

Steps leading to front, lawn area.

### Garage-En-Bloc



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# Welcome to Valeside, Hertford

- Four Bedroom Semi-Detached Family Home
- Spacious Lounge & Conservatory
- En-Suite Shower Room & Family Bathroom
- Downstairs Cloakroom/Utility Room
- Garage-En-Bloc
- Modern Fitted Kitchen
- Master Bedroom With En-Suite Shower Room
- Low Maintenance Rear Garden With Views

Tenure: Freehold EPC Rating: D

Guide Price

**£475,000**



Total floor area 122.6 sq.m. (1,319 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.focalagent.com



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