



**Molewood Road, Hertford, SG14 3AQ**

## Welcome to Molewood Road, Hertford

This spacious and beautifully presented extended semi-detached family home offers stylish and well-proportioned living throughout. Featuring three double bedrooms, the property boasts a welcoming front reception room, a modern kitchen equipped with built-in appliances, a convenient utility room, and a contemporary downstairs shower room. The expansive living/dining room, complete with large bi-folding doors, opens out to a private and secluded rear garden, with side access for added convenience. Upstairs, the first floor accommodates two generously sized bedrooms and a sleek family bathroom, while the impressive main bedroom occupies the loft space on the second floor. Situated in a prime location, this home is just a short walk from Hertford North railway station, Hertford town centre, and local schools, making it ideal for family living. Further benefits include double glazing, centrally heated and off-street parking to rear. Chain free.



## -Accommodation Overview-

### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

### Downstairs Shower Room:

Double shower, wash hand basin, WC, obscure double-glazed window to front aspect, heated towel rail, obscure double-glazed window to front aspect.

### Lounge:

13' 9" max x 9' 10" into fireplace (4.19m max x 3.00m into fireplace)

Double glazed window to front aspect, feature fireplace, spot lighting, carpet.

### Open Plan Kitchen/Dining Room:

16' 8" max x 11' 8" into cupboards (5.08m max x 3.56m into cupboards)

Range of wall and base units with granite work surface over, sink unit with mixer tap over, tiled splash back, pendent lights, spot lighting, integrated dishwasher, gas hob with electric oven beneath and extractor hood over, integrated fridge freezer, bi-folding doors leading to rear garden, spot lighting, double glazed window to rear aspect.

### Utility Room:

5' 5" max x 5' 6" max (1.65m max x 1.68m max)

Plumbing for washing machine/dryer, tiled floor, double glazed window to side aspect.

### -First Floor Landing-

Double glazed window to front aspect, stairs to second floor, under stairs storage cupboard, spot lighting, carpet flooring, radiator.

### Bedroom Three:

12' 1" max x 9' 9" max (3.68m max x 2.97m max)

Double glazed window to rear aspect, radiator, carpet, power points.

### Bedroom Two:

13' 10" max x 9' 11" into storage cupboards (4.22m max x 3.02m into storage cupboards)

Double glazed window to front aspect, radiator, carpet, storage cupboard, power points.

### Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, WC, wash hand basin, chrome heated towel rail, double glazed window to rear aspect.

### -Second Floor Landing-

### Master Bedroom:

15' 9" max x 15' 9" max (4.80m max x 4.80m max)

Two Velux windows, under eaves storage cupboards, power points, carpet, radiator.

### -Exterior-

### Rear Garden:

A landscaped rear garden with decking area great for dining, laid to lawn area, fence boundary walls, storage shed.

### Parking:

Off street parking.



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## Welcome to

### Molewood Road, Hertford

- Three Bedroom Semi-Detached Family Home
- Off Street Parking to Rear Of Property
- Situated On The Lower Slopes Of Bengeo
- A Landscaped Rear Garden
- Utility Room & Modern Fitted Kitchen
- Loft Conversion For Master Bedroom
- Downstairs Shower Room & Family Bathroom

Tenure: Freehold EPC Rating: D



Offers In Excess Of

**£650,000**



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