





Welcome to Hollydell, Hertford

This generously sized and well-maintained four-bedroom detached bungalow, set on a private road in a highly sought-after and prestigious location, offers ample potential for extension (subject to planning permission). Within walking distance to Hertford town, top-rated schools, and both Hertford East and North railway stations, this property is ideally situated for convenience and lifestyle. The bungalow boasts well-proportioned living spaces, including a master bedroom with an en-suite bathroom, a separate family bathroom, and a larger-than-average kitchen with a separate utility area. The expansive reception room offers direct access to a secluded private rear garden, complemented by a separate dining room for entertaining. The property further benefits from a large driveway accommodating numerous cars and a double garage, providing ample parking and storage. This is an exceptional opportunity in a prime location, perfect for growing families or those looking for a peaceful yet well-connected home.









-Accommodation Overview-

Entrance Hall

Lounge 19' 3" max x 18' 4" max (5.87m max x 5.59m max)

Dining Room 13' 3" max x 10' 11" max (4.04m max x 3.33m max)

Kitchen 17' 7" into cupboard x 13' 5" into cupboard (5.36m into cupboard x 4.09m into cupboard)

Utility Room 8' 2" into cupboard x 7' 1" into cupboard (2.49m into cupboard x 2.16m into cupboard)

Bedroom One 12' 8" max x 12' 7" into cupboard (3.86m max x 3.84m into cupboard)

En-Suite Shower Room

Bedroom Two 11' 9" max x 9' 9" max (3.58m max x 2.97m max)

Bedroom Three 9' 9" max x 8' 9" max (2.97m max x 2.67m max)

Bedroom Four/Study 9' 9" max x 8' 10" max (2.97m max x 2.69m max)

Bathroom

-Exterior-

Double Garage

Rear Garden

Driveway









Welcome to

Hollydell, Hertford

- Four Bedroom Detached Bungalow
- Double Garage & Driveway For 5 Cars
- Two Reception Rooms
- Utility Room & Kitchen
- SG13 School Catchment Area
- Large Fitted Kitchen
- Low Maintenance Secluded Rear Garden
- Scope To Extend (STPP)

Tenure: Freehold EPC Rating: D

Price **£1,250,000**





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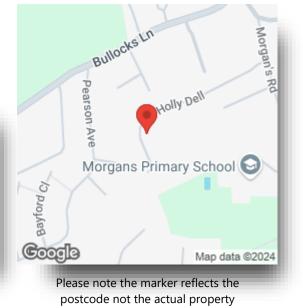


Property Ref: HFD107220 - 0001 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Kitchen Dining Room Lounge Double Garage Hall Utility Bathroom Bedroom 1 Bedroom 2





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