



Hollydell, Hertford, SG13 8BE

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107220 - 0001

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