



**Beechwood Close, Hertford, SG13 7HW**

## Welcome to Beechwood Close, Hertford

Situated on a quiet and highly sought-after residential turning, this larger-than-average four double bedroom extended detached family home offers generous living space, modern features, and a desirable location just moments from Hertford town centre, Hertford East railway station, excellent local schools, and a range of nearby shops and amenities. The property boasts a bright and spacious through lounge, comprising a welcoming living room with an open fireplace and direct access to the rear garden, seamlessly flowing into a generous dining area and a modern conservatory-perfect for family living and entertaining. A substantial kitchen is well-equipped with integrated appliances and side access complemented by a separate utility room for added convenience. Additional ground floor features include a cloakroom/WC and a separate study or home office, ideal for remote working or quiet retreat. Upstairs, there are four well-proportioned double bedrooms, each benefitting from fitted wardrobes. The master suite features a luxurious four-piece en-suite family bathroom and a Juliet balcony overlooking the beautifully maintained rear garden. A spacious family bathroom serves the remaining bedrooms. Outside, the home enjoys a private, mature, and secluded rear garden, ideal for outdoor relaxation and family gatherings. Side access leads to the front where you'll find a detached double garage with power and lighting, alongside ample off-street parking for multiple vehicles.



## **-Accommodation Overview-**

### **Entrance Hall**

### **Downstairs Cloakroom**

### **Lounge**

11' 2" x 19' 5" ( 3.40m x 5.92m )

### **Dining Room**

10' 9" x 10' 6" ( 3.28m x 3.20m )

### **Kitchen**

12' 5" max x 11' 8" max ( 3.78m max x 3.56m max )

### **Utility Room**

7' x 6' 9" ( 2.13m x 2.06m )

### **Study**

8' 8" x 7' 8" ( 2.64m x 2.34m )

### **Conservatory**

15' 11" max x 10' 4" max ( 4.85m max x 3.15m max )

## **-First Floor Landing-**

### **Bedroom One**

13' 7" max x 10' 10" max ( 4.14m max x 3.30m max )

### **En-Suite Shower Room**

### **Bedroom Two**

10' 5" x 11' 7" ( 3.17m x 3.53m )

### **Bedroom Three**

11' 2" x 8' 7" (to wardrobes) ( 3.40m x 2.62m (to wardrobes) )

### **Bedroom Four**

9' 1" x 8' 6" ( 2.77m x 2.59m )

### **Bathroom**

## **-Exterior-**

### **Rear Garden:**

### **Driveway**

### **Double Garage**



# Welcome to

## Beechwood Close, Hertford

- Peaceful Position On The East Side Of Hertford
- Kitchen With Separate Utility Room
- Double Garage & Private Driveway To Front
- Conservatory & Two Reception Rooms
- Sought After Location
- Moments' Walk To Hertford Town Centre
- Beautifully Presented Secluded Rear Garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: G

Price

**£1,200,000**



Please note the marker reflects the postcode not the actual property

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