



Hertingfordbury Road, Hertford, SG14 2AL

Welcome to Hertingfordbury Road, Hertford

A Spacious and Well-Proportioned Four-Bedroom Extended Family Home. This larger-than-average four-bedroom extended family home offers generous and thoughtfully designed living space, ideal for modern family life. Situated in a desirable residential location, 20 min walk to Hertford town centre, Hertford North railway station, sought-after local schools, and the beautiful Pangshanger Park, this property combines space, convenience, and comfort. The ground floor boasts an expansive open plan living and dining room, perfect for both entertaining and everyday living. To the rear, a modern and extended kitchen provides a contemporary hub of the home, complete with integrated appliances and direct access to a private and secluded rear garden—ideal for outdoor dining and relaxation. A ground-floor shower room and ample built-in storage further enhance the practicality of this family home. An integral garage with power and light offers excellent additional storage and utility space, with potential for conversion to further living accommodation, subject to the relevant planning permissions. Upstairs, you'll find four generously sized and well-proportioned bedrooms, offering flexibility for growing families or those needing space to work from home. A stylish family shower room completes the upper floor. Externally, the property benefits from off-street parking to the front with ample space for multiple vehicles. Early viewing is highly recommended to fully appreciate the space, layout, and superb location this property has to offer.



-Accommodation Overview-

Entrance Hall

Lounge

16' 1" x 11' 10" (4.90m x 3.61m)

Dining Room

15' 1" x 8' 2" (4.60m x 2.49m)

Kitchen

23' 11" x 13' 9" (7.29m x 4.19m)

Downstairs Shower Room

-First Floor Landing-

Bedroom One

14' 1" x 11' 6" (4.29m x 3.51m)

Bedroom Two

11' 6" x 10' 10" (3.51m x 3.30m)

Bedroom Three

10' 10" x 10' 6" (3.30m x 3.20m)

Bedroom Four

7' 3" x 6' 11" (2.21m x 2.11m)

Bathroom

-Exterior-

Rear Garden

Driveway

Agent Notes:

Please note there is a structural inspection report available for this property. Please ask your estate agent for more details on this.



Welcome to Hertingfordbury Road

- Four Bedroom Semi-Detached House
- Off Street Parking To Front
- Integrated Garage
- Modern Kitchen With Utility Room
- Two Bathrooms
- Walking Distance To Hertford Town (20 Mins Walk)
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: D

Offers In Excess Of

£600,000



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. Powered by www.floorplan.com



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Property Ref:
HFD105306 - 0003

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