

shepherds
A better home
moving experience



2 Balsams Close

Hertford, SG13 8BN

Price Guide £1,200,000



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Offered chain-free! PRESTIGIOUS SOUTH SIDE LOCATION (on Queens Road) for this four bedroom extended detached residence set within this highly regarded and peaceful location on the south side of Hertford and within walking distance to the town centre with it's wide range of amenities to include two mainline train stations. Available for the first time in over 40 years this family home offers spacious and flexible accommodation throughout to include three reception rooms, ground floor WC, and a kitchen with separate utility room. With both large en-suite to the master bedroom plus separate family bathroom and the property offers a secluded garden to rear and ample off street parking to front via both garage and driveway. The property previously had planning permission to extend, (since expired), into a five bedroom residence.

Entrance Hall:

Dining Room:
16'4 x 11'1 (4.98m x 3.38m)

Office/Study:
20'6 x 6'7 (6.25m x 2.01m)

Living Room:
19'0 x 17'11 (5.79m x 5.46m)

Kitchen:
11'9 x 10'4 (3.58m x 3.15m)

Utility Room:
10'0 x 9'7 (3.05m x 2.92m)

WC:
5'0 x 4'2 (1.52m x 1.27m)

First Floor:

Bedroom One:
16'2 x 16'0 (4.93m x 4.88m)

En-Suite Bathroom:
9'3 x 8'5 (2.82m x 2.57m)

Bedroom Two:
13'4 x 12'3 (4.06m x 3.73m)

Bedroom Three:
13'4 x 11'1 (4.06m x 3.38m)

Bedroom Four:
14'11 x 9'7 (4.55m x 2.92m)

Family Bathroom:
8'5 x 5'7 (2.57m x 1.70m)

Rear Garden:
42'7" x 52'5" (13.0 x 16.0)

Garage:
20'6 x 9'10 (6.25m x 3.00m)

Driveway:





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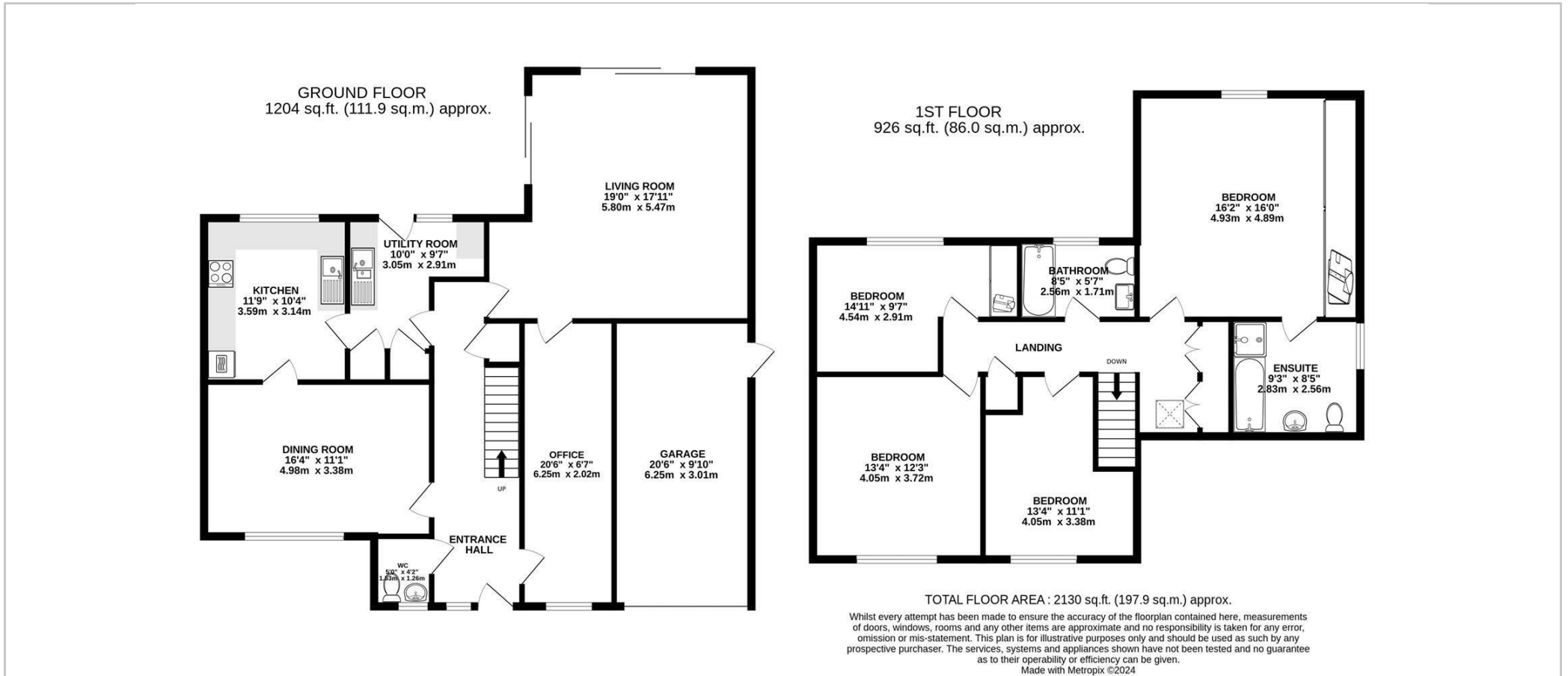
Garage:
20'6 x 9'10 (6.25m x 3.00m)

Driveway:

- Four bedroom extended detached house
- Premium south side location
- Three reception rooms
- Two bathrooms and ground floor WC
- Driveway and garage
- CHAIN FREE



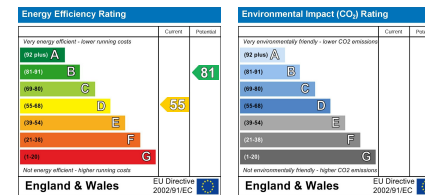
Floor Plan



Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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