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A better home  
moving experience



1 Roebuck Close

Hertford, SG13 7TE

Price Guide £538,000



# 1 Roebuck Close

Hertford, SG13 7TE

**SOLD BY SHEPHERDS - OFFERED CHAIN FREE!** Nestled within the highly sought-after Foxholes development cul de sac, this three-bedroom detached home offers a perfect blend of comfort and potential. Ideal for either a couple or families, this residence features two bathrooms and an additional cloakroom, ensuring convenience for all.

Upon entering, you are greeted by a 16' living area that seamlessly flows into uPVC conservatory, providing a serene space to relax and enjoy an outlook over the private garden. The garden itself offers a tranquil retreat, perfect for outdoor entertaining or unwinding.

While the property requires some updating, it presents a fantastic opportunity to personalise and create your dream home. The kitchen, with its functional layout, awaits your creative touch to transform it into a modern culinary haven.

Upstairs, three generously sized bedrooms provide ample space for a growing family or guests. The master bedroom benefits from an en-suite bathroom, and the additional family bathroom ensures that morning routines run smoothly for everyone.

Externally, the property boasts a garage and driveway, providing secure parking and additional storage options. The Foxholes development is renowned for its family-friendly atmosphere and excellent local amenities, including reputable schools, parks, and convenient transport links.

**Entrance Hall:**





**Cloakroom:**  
4'10 x 2'8 (1.47m x 0.81m)

**Kitchen:**  
9'8 x 8'0 (2.95m x 2.44m)

**Living Room:**  
16'9 x 12'4 (5.11m x 3.76m)

**Conservatory:**  
10'11 x 10'6 (3.33m x 3.20m)

**Additional Conservatory Area:**  
9'9 x 7'6 (2.97m x 2.29m)

**First Floor Landing:**

**Bedroom One:**  
14'10 x 12'8 (4.52m x 3.86m)

**En-Suite Bathroom:**  
6'7 x 5'10 (2.01m x 1.78m)

**Bedroom Two:**  
12'4 x 8'0 (3.76m x 2.44m)

**Bedroom Three:**  
10'2 x 8'4 (3.10m x 2.54m)

**Family Bathroom:**  
6'1 x 6'1 (1.85m x 1.85m)

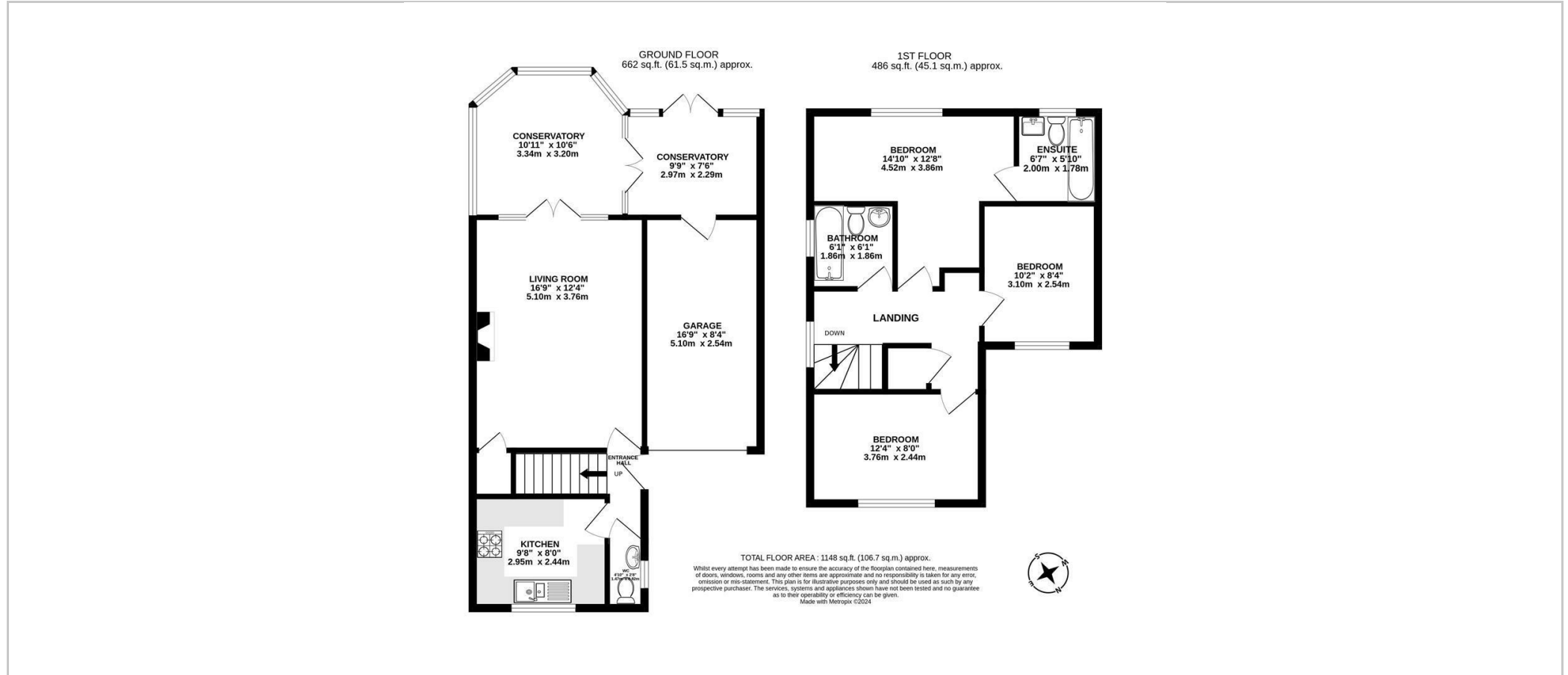
**Rear Garden:**  
approx 22'7" x 33'9" (approx 6.9 x 10.3)

**Garage:**  
16'9 x 8'4 (5.11m x 2.54m)

**Driveway:**



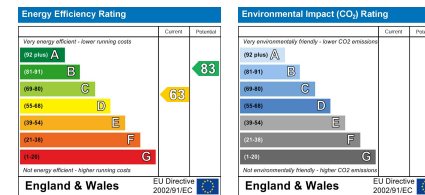
# Floor Plan



## 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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