

shepherds  
A better home  
moving experience



1 Morgans Close

Hertford, SG13 8BP

**Price Guide £875,000**





# 1 Morgans Close

Hertford, SG13 8BP

**SOLD BY SHEPHERDS - CHAIN FREE** - In the prestigious and tranquil enclave of Morgans Close, tucked away on the established south side of Hertford, this individual detached house offers flexible and spacious living in an exclusive position. Boasting a versatile layout, the property is perfect for those seeking adaptable accommodation on an outstanding plot.

With accommodation offering further scope and to include a generously proportioned living room flowing into a separate dining area, with a well-appointed and spacious kitchen/breakfast room. Two additional reception rooms on the ground floor offer the flexibility to be used as bedrooms, a home office, or just cosy retreats.

The first floor features two well-sized bedrooms, including a master suite with an en-suite shower room, ensuring privacy and comfort. A main bathroom serves the second bedroom, completing the upstairs accommodation.

Outside, the property enjoys mature and secluded private gardens extending to an impressive 85'. The property also benefits from a garage and a driveway with ample off-street parking, ensuring convenience for multiple vehicles.

Situated on a private no-through road serving just three residences this home offers a peaceful and discrete environment.

## Entrance Hall

## Cloakroom

## Bedroom/Study

12'6" x 9'1" (3.81m x 2.77m)

## Bedroom/Family Room

15'0" x 10'6" (4.57m x 3.20m)

## Kitchen

16'6" x 10'1" (5.03m x 3.07m)

## Living Room

19'9" x 19'5" (6.02m x 5.92m)

## Dining Area

10' x 9'4" (3.05m x 2.84m)

## First Floor Landing

## Bedroom 1

15'1" x 12'5" (4.60m x 3.78m)

## En-Suite Shower Room

## Family Bathroom

6'3" x 5'9" (1.91m x 1.75m)

## Bedroom 2

13'2" x 12'5" (4.01m x 3.78m)

## Rear Garden

85' (25.91m)

## Garage





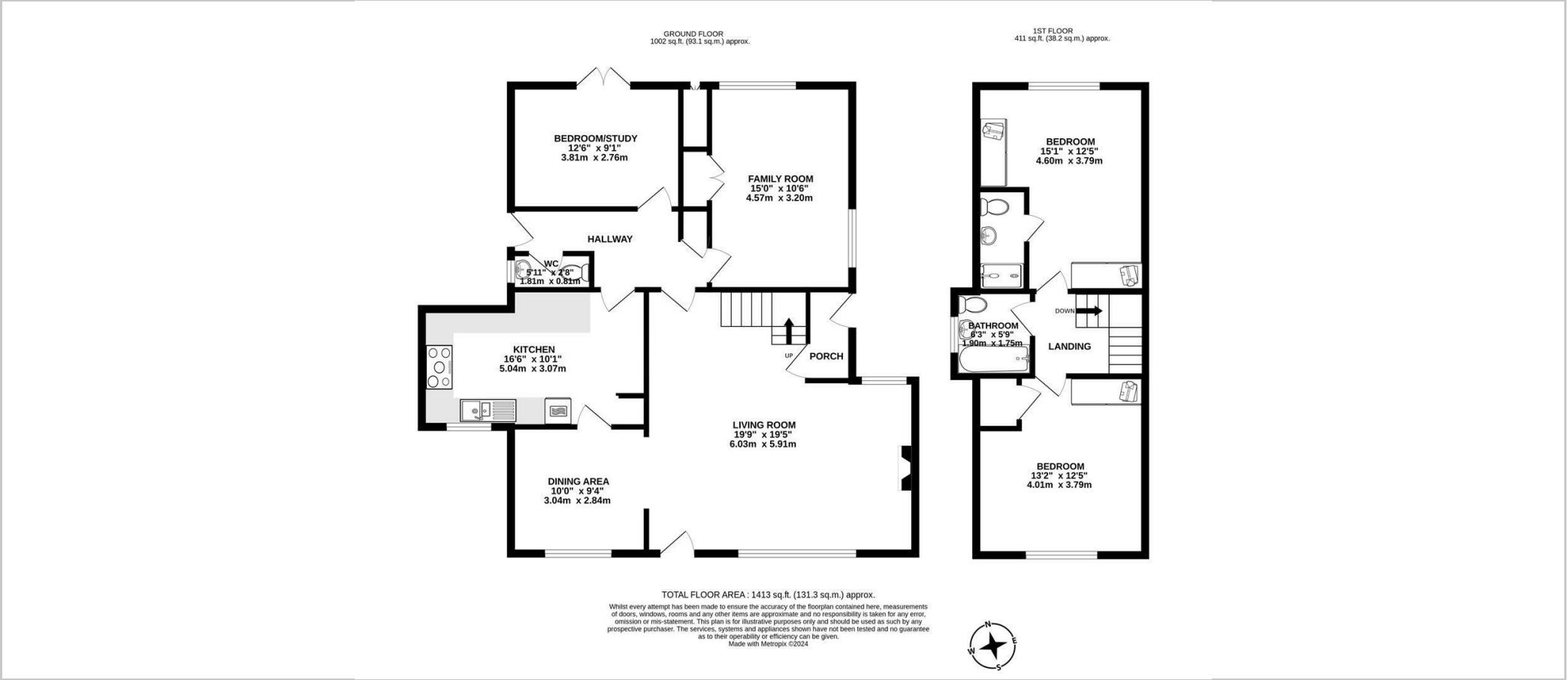


- Offered chain free
- Highly Individual Detached residence
- Peaceful private no through road position
- Flexible accommodation arranged over two levels
- Garage and driveway with ample off street parking
- Mature and secluded private gardens to rear
- Two first floor bedrooms plus ensuite and main bathroom
- Downstairs cloakroom
- Four reception rooms
- Prestigious South Side Location





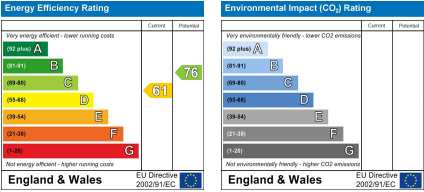
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk