



SIMPLY HOMES

Palmer Road

Hertford SG14 3LH

Price Guide £465,000



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Summary:

Simply Homes are delighted to bring to the market this wonderful 2 bedroom terraced family home in the ever popular village of Bengeo. Having recently been the beneficiary of a complete refurbishment and spacious ground floor extension, the premium quality design, materials and craftsmanship are plain to see in every aspect of this beautiful property. The generous open plan ground floor really maximises the space available, with a stunning kitchen opening onto the garden through full width bi-fold doors. The cherry on the cake is a substantial garden room and valuable off-street parking.

Accommodation:

The pretty leaded light front door opens into an entrance hallway that leads on into the large lounge. This is a room of good size and shape, well lit by the generous window to the front, and nicely designed around an attractive slate effect chimney breast with a traditional log burner installed, providing a pleasing focal point as well as welcome warmth and atmosphere in the winter months. From here there is convenient direct open access through to the kitchen, stairs rising to the first floor, and a door opening into the family bathroom.

The bathroom, recently refitted and upgraded, is an exceptional and beautifully appointed room. Elegant floor tiles, laid in a stylish herringbone pattern, set off the contrasting wall tiles, designer radiator/towel rail and the other top quality fixtures and fittings throughout, including a large walk-in rainfall shower and modern bath. This is a fabulous room and perfectly placed to serve as a family bathroom and a guest cloakroom, which is flooded in natural daylight by a generous skylight set into the ceiling.

Flowing from the lounge is the substantially extended and recently refitted kitchen. Beautiful graphite grey cupboards line the room, in an attractive variety of wall and floor mounted sizes and shapes, offering a wonderful visual appeal as well as a simply enormous amount of storage capacity. Set within the cupboards is a full array of integrated premium brand appliances and space for a large fridge/freezer, plumbed for an ice maker/water cooler. Occupying the middle of the room is a terrific island, providing additional cupboard space and food preparation area, as well as a substantial breakfast bar. This is a superb room for spending time together as a family and for entertaining guests, linking as it does seamlessly from the lounge and on out into the rear garden through the full width bi-fold doors, and being blessed with so much natural light flowing in through them and the substantial skylight set cleverly above the central island.







At the far end of the large garden is a substantial garden room with full width bi-fold doors. This is a delightful as well as useful addition to the house, and would perform a myriad of roles for you, from office, gym, arts and crafts studio, reading room/library, teenage hangout space, games room, or even additional bedroom, the possibilities are almost endless. It is a substantial and premium quality construction, cleverly designed and configured, that typifies all of the upgrade work done on this exceptional home.

Upstairs the staircase opens onto a neat upper hallway nicely lit by a rear facing window, which has access into the loft above, and doors into the two bedrooms. Both bedrooms are doubles, with the main bedroom being a generous size at over sixteen feet long and enjoying a large front facing window.

Exterior:

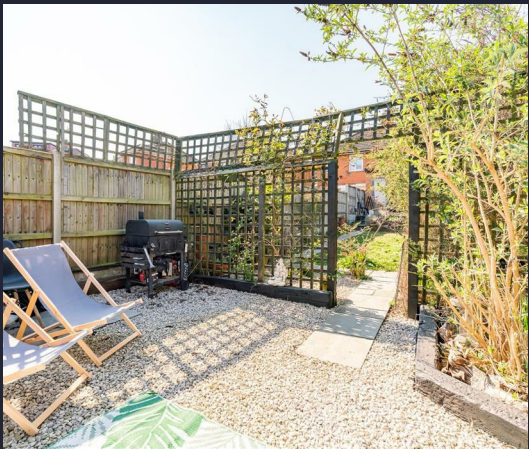
The fully block paved frontage provides valuable off street parking for multiple vehicles, whilst the rear garden is also much larger than is usually found with this type of property. The rear garden has been cleverly landscaped and divided into separate "garden rooms" to make best use of the substantial space available. Immediately to the rear of the kitchen, linking perfectly through the bi-fold doors, is a super paved terrace that is perfect for summer dining and entertaining friends. Beyond the raised beds that border the terrace is a paved pathway leading to another patio and a nice lawn. To the rear of the lawn decorative trellis panels provide a perfect place for climbing bushes and flowers, whilst also offering a soft screen of privacy and shelter to the gravelled courtyard that fronts the newly installed garden room. The garden is fully enclosed and secure, so is ideal for children and pets, as well as benefiting from a lovely open aspect.

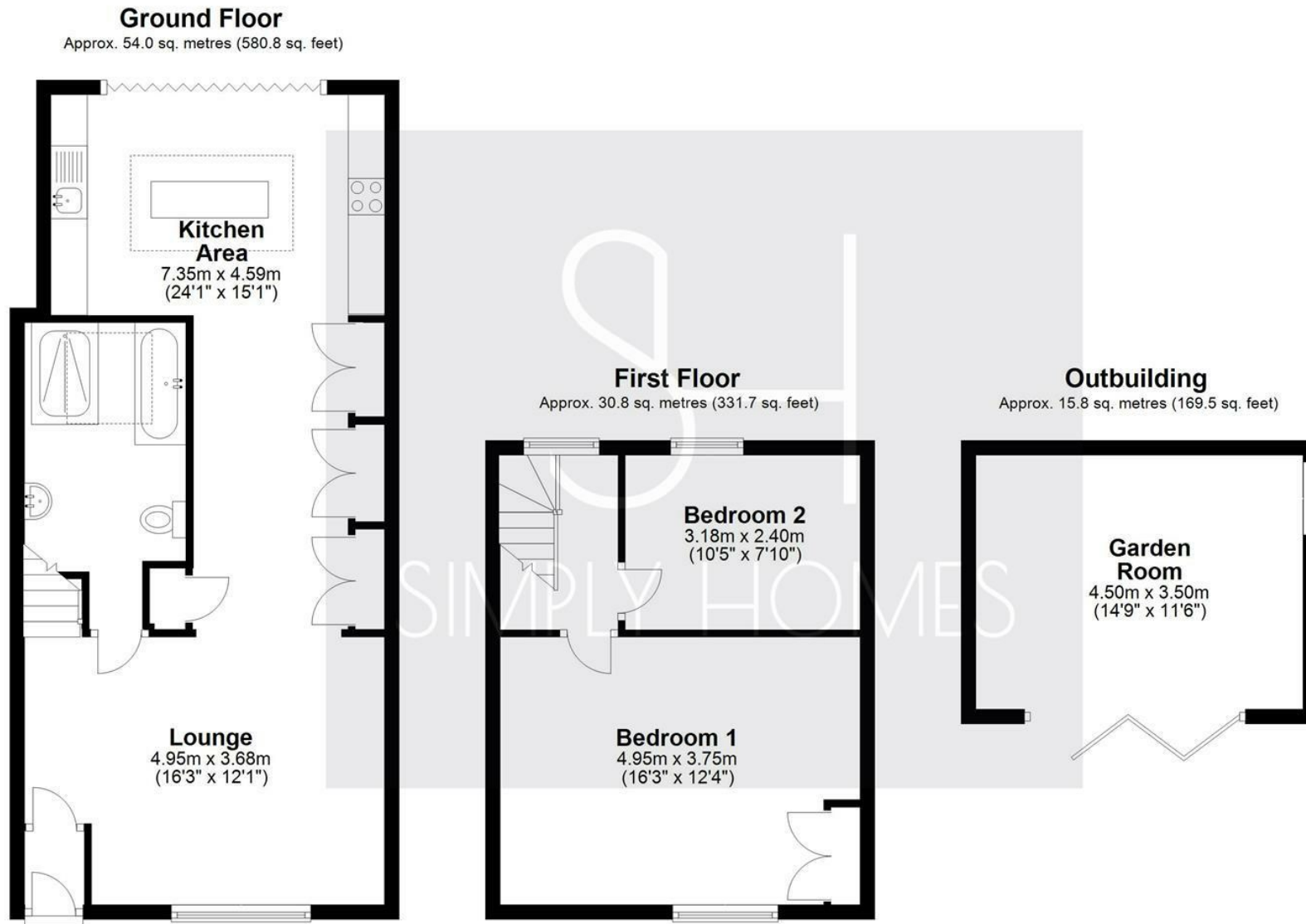
Location:

Set in a residential street in the extremely popular village of Bengoe, this property enjoys a fabulous, quiet location, yet has all the amenities of Hertford town centre within a short walk. Abundant bars, restaurants and shops will satisfy all your needs and two mainline train stations serving central London make this readily commutable. The area is blessed with numerous well rated schools and sports facilities and easy access to the national motorway network is nearby via the A10 and A414.









Total area: approx. 100.5 sq. metres (1082.0 sq. feet)







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115 Fore Street | Hertford | SG14 1AS | 01992 558 557 | sales@simply-homes.co.uk | simply-homes.co.uk | Find us on

