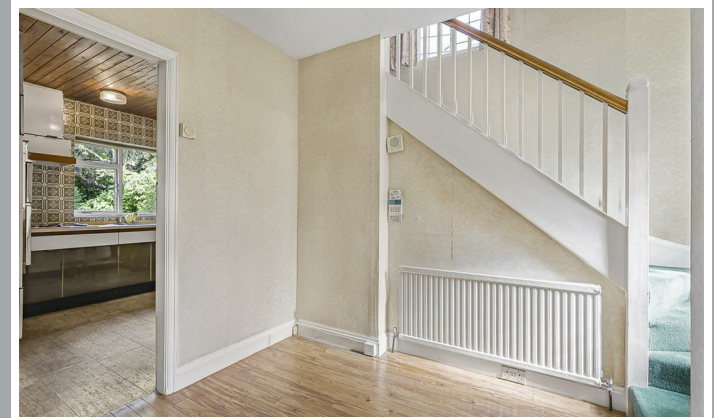




8, Sandy Close, Hertford
SG14 2BB
Guide Price £900,000



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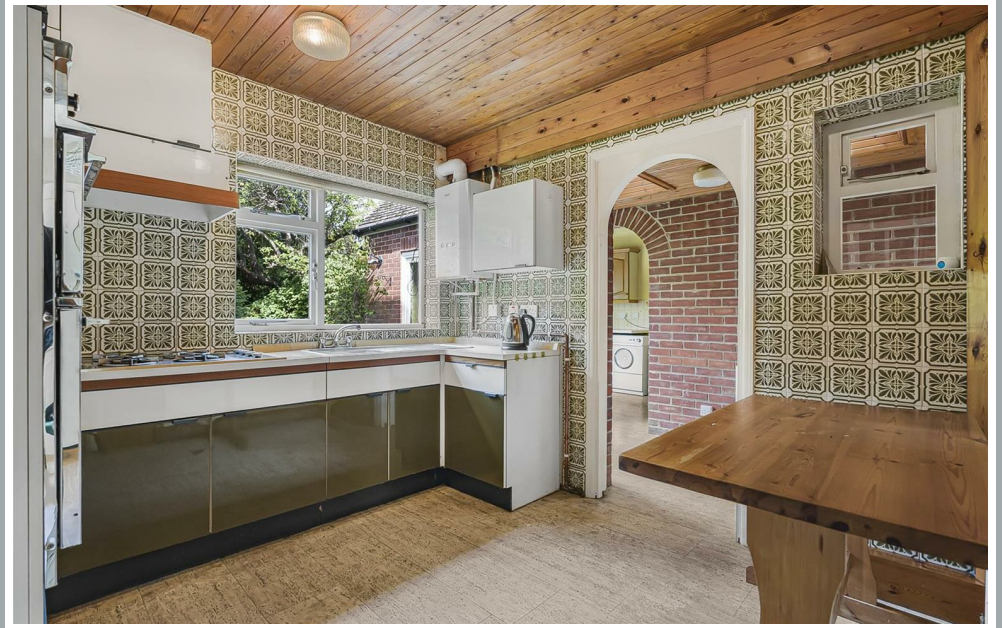
8 Sandy Close, Hertford, Hertfordshire, SG14 2BB

A spacious three-bedroom detached family home, perfectly positioned within a peaceful cul-de-sac and ideally located close to Hertford North mainline station and the wide range of amenities in Hertford Town Centre. This light and airy home offers 1,243 sq ft of well-planned accommodation with excellent scope for extension (STPP), providing the opportunity to create your forever family home. The ground floor comprises a generous entrance hall, bay-fronted lounge, separate dining room, kitchen, utility room, and a convenient cloakroom. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-street parking, a garage, and a mature, secluded rear garden, ideal for relaxation or entertaining. Offered with no onward chain, this property presents a fantastic opportunity for families seeking a long-term home in a highly sought-after location.

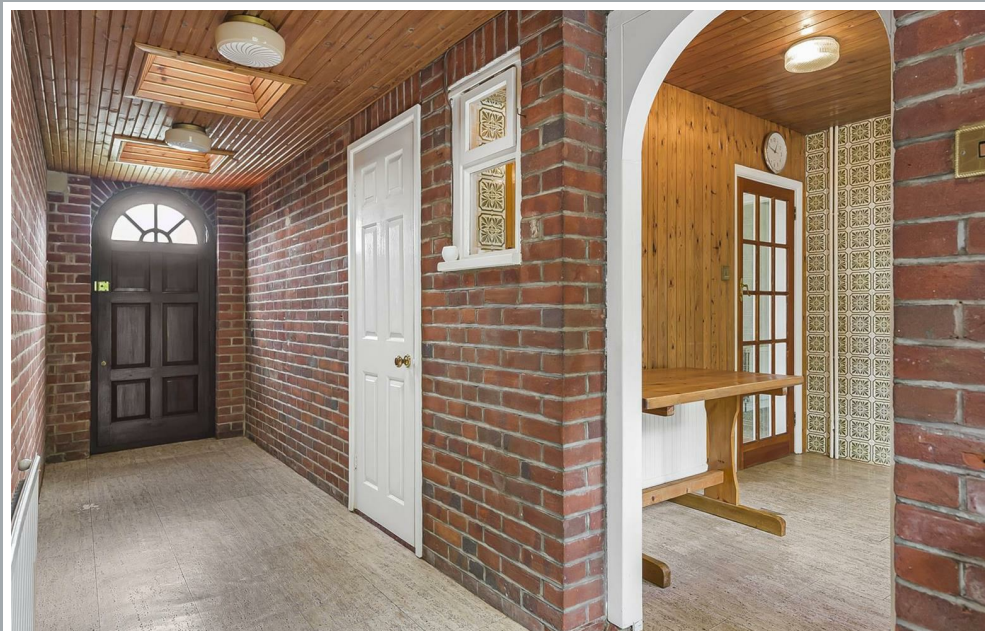
Located within a sought after residential road, the property is ideally positioned for commuters with Hertford North mainline station only a short distance away which provides fast and regular services to London's Moorgate and Kings Cross. Hertford town centre is less than a mile away offering an excellent choice of shops and restaurants, along with the fully regenerated state of the art theatre.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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**Approximate Gross Internal Area 1243 sq ft - 116 sq m
(Excluding Garage)**

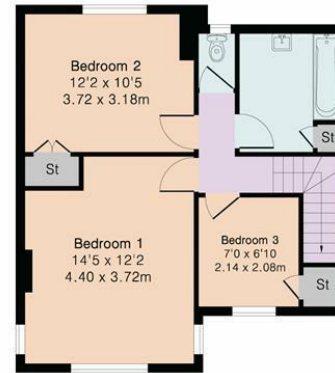
Ground Floor Area 729 sq ft – 68 sq m

First Floor Area 514 sq ft – 48 sq m

Garage Area 121 sq ft – 11 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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