

shepherds

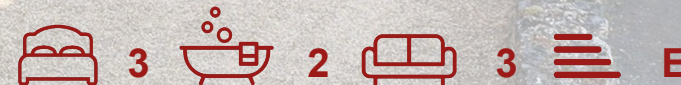
A better home  
moving experience



23 Fordwich Rise

Hertford, SG14 2BL

Price Guide £1,000,000



## 23 Fordwich Rise

Hertford, SG14 2BL

**SOLD BY SHEPHERDS** - This attractive and thoughtfully extended three-bedroom home offers a wonderful blend of character, versatility and location, ideal for modern family living, while also presenting excellent scope for personalisation.

Set behind a generous frontage with driveway parking and a detached outbuilding/garage, the property immediately impresses with its charming façade and immaculate, well-maintained presentation. Internally, the accommodation is both spacious and flexible, with multiple reception areas including a bright bay-fronted living room and separate dining space, all complemented by a well-proportioned kitchen. While beautifully kept, the home also offers an exciting opportunity for a new owner to update and style to their own taste.

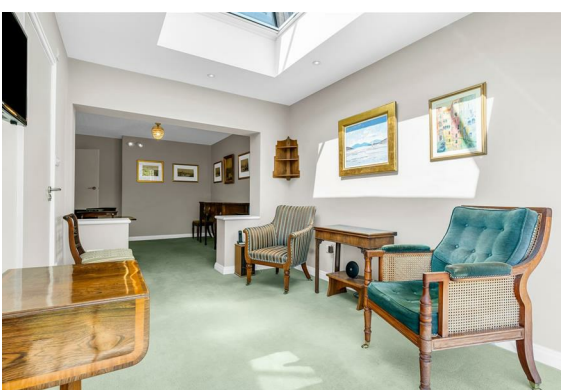
A standout feature is the ground floor extension, creating an additional family room that enjoys a seamless connection to the garden via wide bi-fold doors. This space, combined with the adjoining wet room, offers excellent versatility—perfect for multi-generational living, a guest suite, home office or further entertaining area.

Upstairs, three well-sized bedrooms are served by a modern family bathroom, all arranged to maximise comfort and practicality.

Externally, the property truly excels. The beautifully landscaped rear garden is a particular highlight—mature, private and meticulously maintained, offering a peaceful retreat with a variety of seating areas and a detached outbuilding/garage ideal for storage, hobbies or potential workspace use.

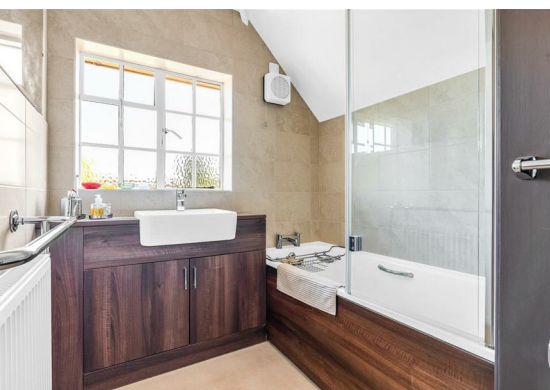
Situated just moments from Hertford North station, the home is perfectly positioned for commuters, while also being within easy walking distance of Hertford town centre, with its excellent range of shops, restaurants, cafés and amenities.

A superb opportunity to acquire a characterful, well-cared-for home with further potential, in a highly desirable and convenient location.

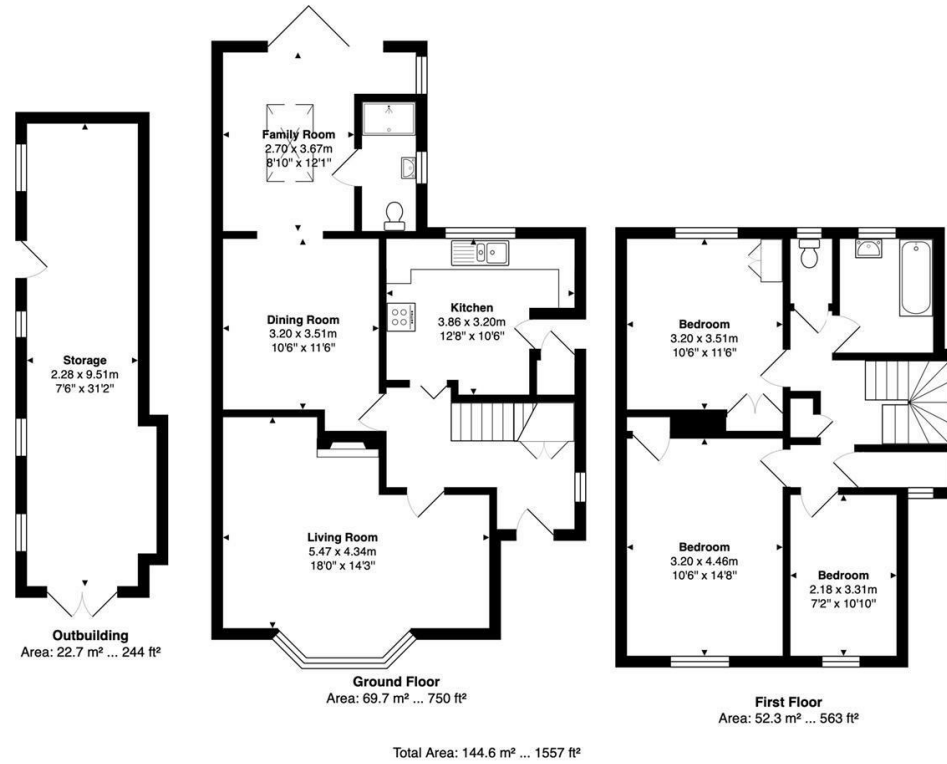




- Attractive and extended three-bedroom detached home in a sought-after Hertford location
- Versatile ground floor layout with multiple reception rooms
- Impressive rear extension creating a bright family room with garden access
- Ground floor wet room offering potential for annexe-style or multi-generational living
- Well-proportioned kitchen with adjoining dining space
- Three comfortable bedrooms served by a modern family bathroom
- Beautifully landscaped and mature rear garden providing excellent privacy
- Substantial outbuilding/garage ideal for storage, hobbies or home working
- Conveniently located moments from Hertford North station and within easy walking distance of the town centre and amenities



# Floor Plan

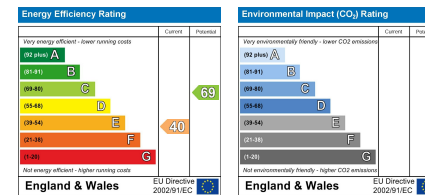


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 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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## 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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Riverside House, 6 Millbridge, Hertford, SG14 1PY  
 Tel: 01992 551955 Email: [enquiries@shepherdsfhertford.co.uk](mailto:enquiries@shepherdsfhertford.co.uk)