





39 Booth Road, Hartford - CW8 1RD

£295,000 Freehold

Beautifully presented three-bedroom semi-detached home in the heart of Hartford within walking distance of Hartford Train Station and excellent schools.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

This beautifully presented three-bedroom, semi-detached home occupies a sought-after position within the highly desirable village of Hartford, offering spacious and well-maintained accommodation throughout, together with a detached garage, generous off-road parking and a beautifully landscaped rear garden. Ideally located within walking distance of Hartford Train Station and within easy reach of highly regarded local schools, amenities and transport links, this wonderful home is perfectly suited to a wide range of buyers.

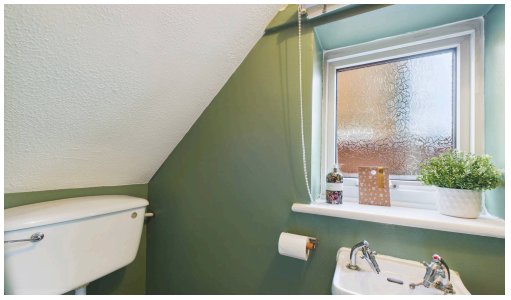




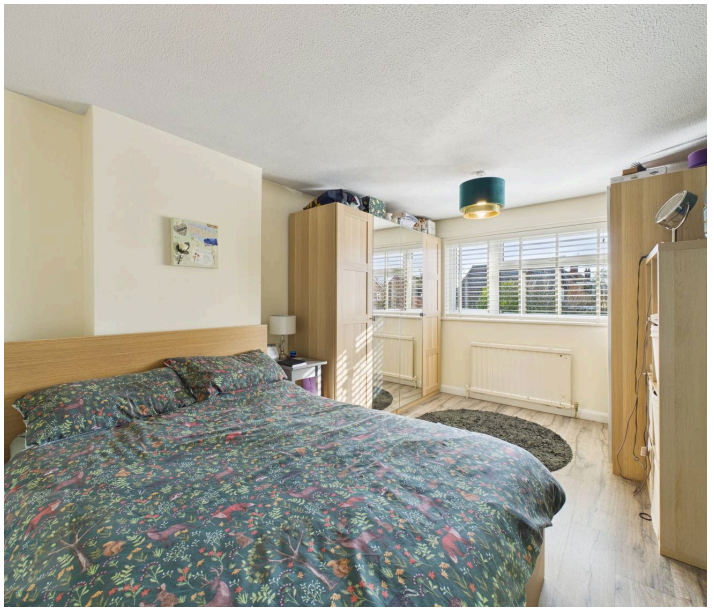


- Three Bedroom Semi-Detached Family Home
- Generous Driveway Parking
- Hartford Village Location
- Ample Driveway Parking
- Excellent School Catchment
- Four-Piece Bathroom Suite











Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Ground Floor

Entrance Hallway

15' 6" x 6' 0" (4.72m x 1.84m)

Step inside and you're welcomed by a bright and inviting entrance hallway, flooded with natural light from the glazed front door and adjoining windows. Presented in neutral tones, the hallway creates an excellent first impression and provides access to the ground floor accommodation, with stairs rising to the first floor.



Living Room
16' 5" x 10' 2" (5.00m x 3.10m)
Bathed in natural light from the large front-facing window, this beautifully presented living room offers a welcoming space to relax and unwind. Finished in modern, neutral décor, the room is centred around a striking feature media wall which creates an attractive focal point, whilst providing ample space for the whole family. Pleasant views over the front garden further enhance the room's bright and airy feel, making it the perfect place for everyday living and entertaining alike.

Dining Room
10' 8" x 8' 11" (3.25m x 2.73m)
Located to the rear of the property, the dining room provides a wonderful space for everyday family meals and entertaining guests. Offering ample room for a large dining table and chairs, the room enjoys plenty of natural light from the rear-facing window and glazed door, which opens directly onto the rear garden, creating an effortless connection between inside and out.







Kitchen
12' 0" x 7' 3" (3.66m x 2.20m)
Fitted with a range of modern high-gloss wall and base units, the kitchen has been thoughtfully designed to maximise both storage and workspace. Complemented by contrasting work surfaces and contemporary tiled splashbacks, the room incorporates an integrated oven with electric hob and extractor hood over, along with space for additional appliances. A rear-facing window allows natural light to flood the space, whilst a door provides convenient access to the side and rear of the property. Ample work surface space makes this an ideal kitchen for keen home cooks and everyday family living.

WC
5' 5" x 2' 9" (1.66m x 0.85m)
Conveniently positioned on the ground floor, the cloakroom is fitted with a two-piece suite comprising a WC and wash hand basin. A frosted window allows natural light into the space whilst maintaining privacy, creating a bright and practical addition to the home for everyday family living and visiting guests.

First Floor

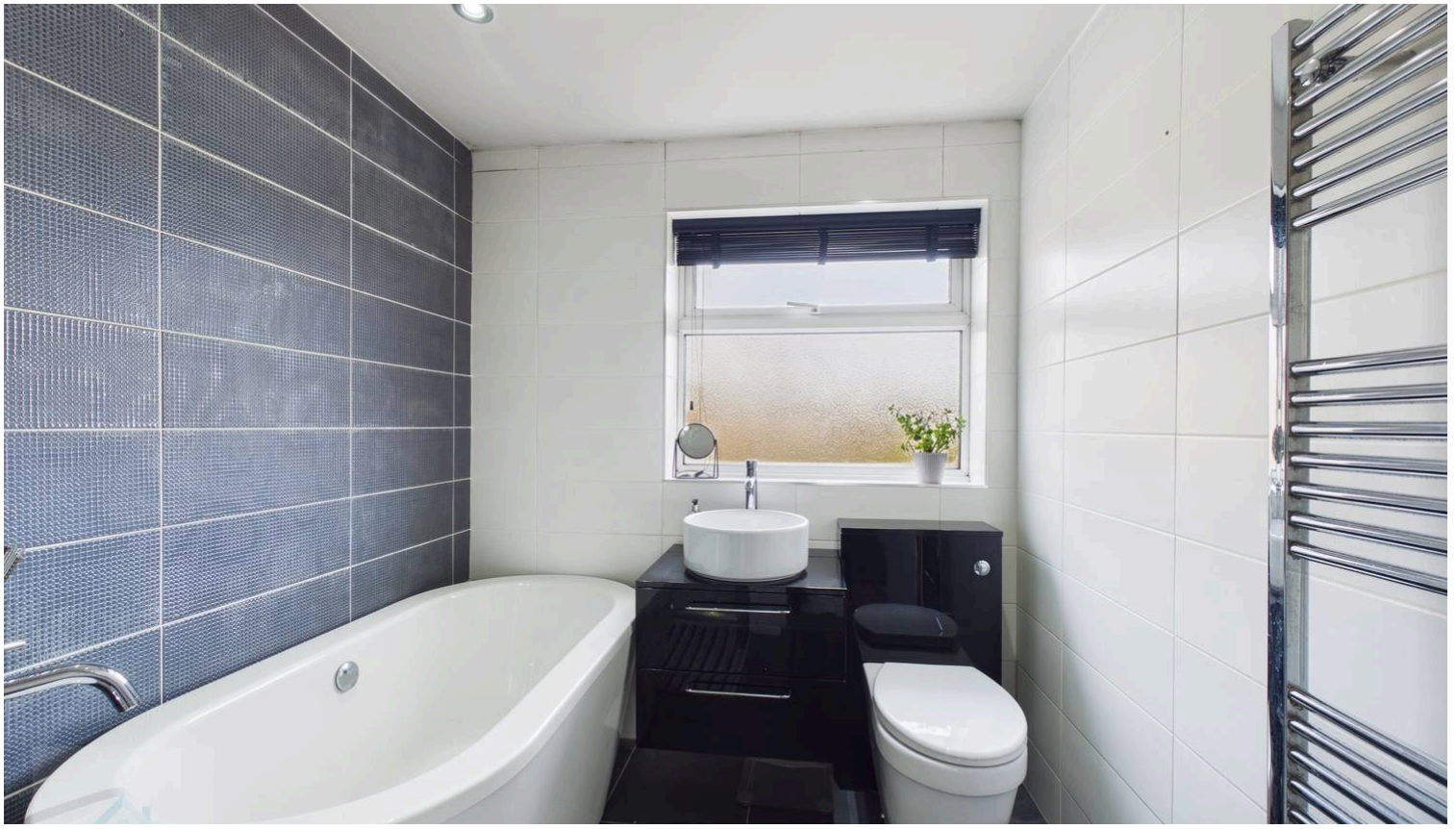
Landing
9' 11" x 6' 8" (3.03m x 2.03m)

Bedroom One
14' 6" x 9' 10" (4.41m x 2.99m)
Overlooking the front elevation, Bedroom One is a well-proportioned double bedroom offering ample space for a range of freestanding furniture. The room further benefits from a double wardrobe, providing excellent built-in storage. A large window allows plenty of natural light to fill the room, creating a bright and airy feel, whilst the neutral décor provides a blank canvas for a purchaser to make their own.

Bedroom Two
9' 9" x 10' 10" (2.97m x 3.31m)
Enjoying views over the rear garden, Bedroom Two is another well-proportioned double bedroom, offering ample space for a double bed and additional freestanding furniture. The room further benefits from a single built-in wardrobe, providing useful storage space. A large window allows plenty of natural light to flow through the room, creating a bright and comfortable space suited to a variety of needs.

Bedroom Three
10' 5" x 6' 8" (3.17m x 2.02m)
Overlooking the front elevation, Bedroom Three is a well-proportioned single bedroom that would suit a variety of needs, including a child's bedroom, nursery or home office. The room benefits from useful built-in storage, helping to maximise the available floor space, whilst the window allows plenty of natural light to fill the room, creating a bright and versatile space.

Family Bathroom
6' 9" x 7' 2" (2.06m x 2.18m)
Finished to a beautiful standard, the family bathroom comprises a contemporary four-piece suite including a freestanding bath, walk-in shower enclosure, wash hand basin with vanity storage beneath and a low-level WC. Complemented by modern tiling and a heated towel rail, the room benefits from a frosted window to the rear elevation, providing natural light whilst maintaining privacy.







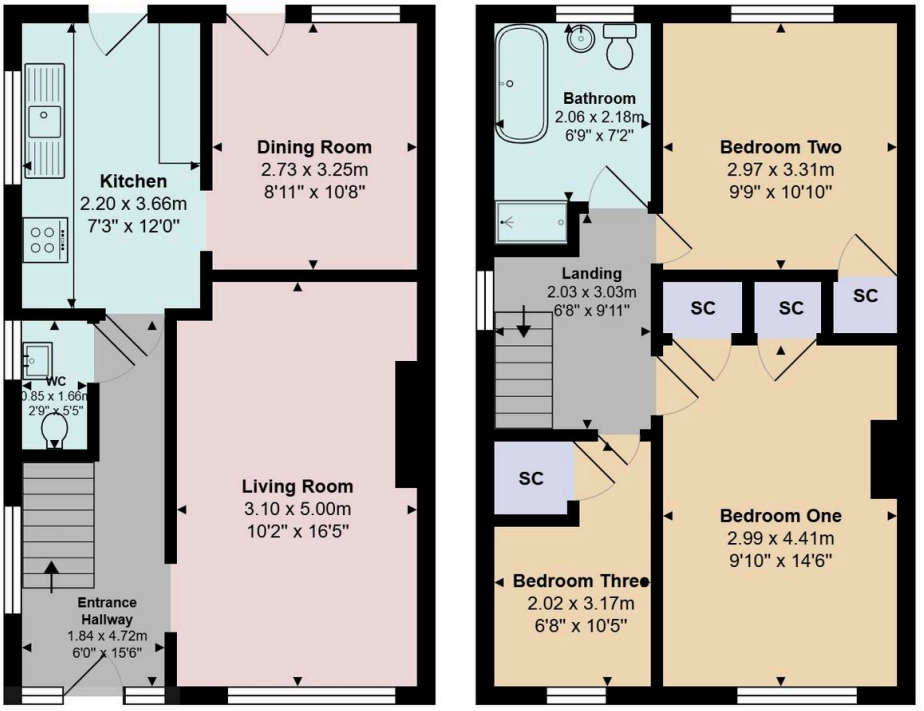
Externally

Front Garden

The property enjoys an attractive frontage, set back from the road behind a generous gravelled driveway providing ample off-road parking for multiple vehicles. Well-maintained planted borders and mature shrubs add colour and privacy, while a gated side entrance offers convenient access to the rear garden. The contrasting brick and decorative cladding facade creates a smart first impression, complemented by a covered entrance porch and neatly presented approach to the front door.

Rear Garden

The rear garden has been thoughtfully landscaped to create an attractive and well-maintained outdoor space. Predominantly laid to lawn, the garden is complemented by established borders, mature trees and a variety of shrubs, providing colour and interest throughout the seasons. Well-stocked planting beds and decorative gravel pathways enhance the overall setting, whilst various seating areas offer the perfect place to relax and enjoy the surroundings. The property further benefits from a detached garage, providing excellent storage or secure parking, together with ample driveway parking to the front of the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
This Plan was raised on behalf of New Adventure Homes Ltd and should not be used by any other company.

Tenure

Freehold, to be confirmed by the Vendor's solicitor.

Energy Performance Certificate

Current Rating C

Posesssion

Vacant possession upon completion.

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