

FREEHOLD



House

WISDOM DRIVE, HERTFORD, HERTFORDSHIRE, SG13

Guide Price

£825,000

FEATURES

- Prestigious Gated Development In Prime SG13
- Five Double Bedrooms Across Three Floors Location
- Beautifully Extended Open Plan Family Room With Central Island
- Full-Width Bi-Fold Doors Opening To South Facing Garden Backing Onto Woodland
- Catchment Area For Outstanding Schools



Wisdom Drive Hertford SG13 7RF

Positioned at the top of a small cul-de-sac with only a handful of neighbouring homes, the approach is both peaceful and commanding.

The property has been beautifully extended to the ground floor, creating a spacious open-plan kitchen/family room – the true heart of the home. Complete with a central island, separate utility room, cloakroom/WC and full-width bi-fold opening directly onto the garden, this is a bright and social space ideal for modern family living. The south-facing garden itself is easy to maintain and backs onto woodland, offering a natural and private outlook.

The first floor provides two generous bedrooms, a cloakroom/WC and an L-shaped lounge to the front, flooded with natural light. From the landing, stairs rise to the second floor where you'll find three further double bedrooms. The principal suite boasts fitted wardrobes spanning an entire wall and a modern en-suite shower room, while the remaining bedrooms are served by the family bathroom.

The integral garage has been smartly reconfigured to create the utility room & cloakroom/WC, with the remaining space providing valuable storage. Externally, there is off-street parking for two cars.

Perfectly placed within walking distance of Hertford town centre, popular schools and Hertford East station (direct to London Liverpool Street), this home offers both convenience and quality in equal measure.

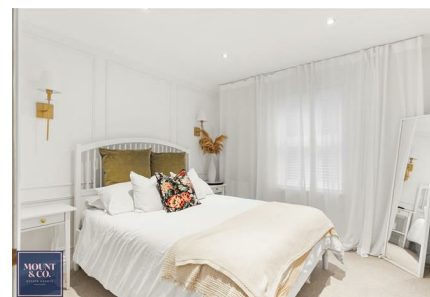
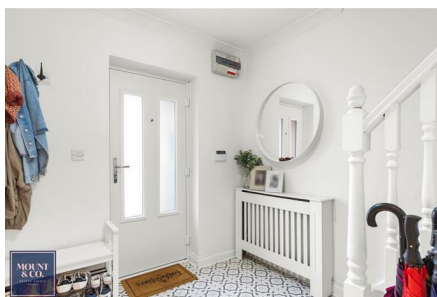
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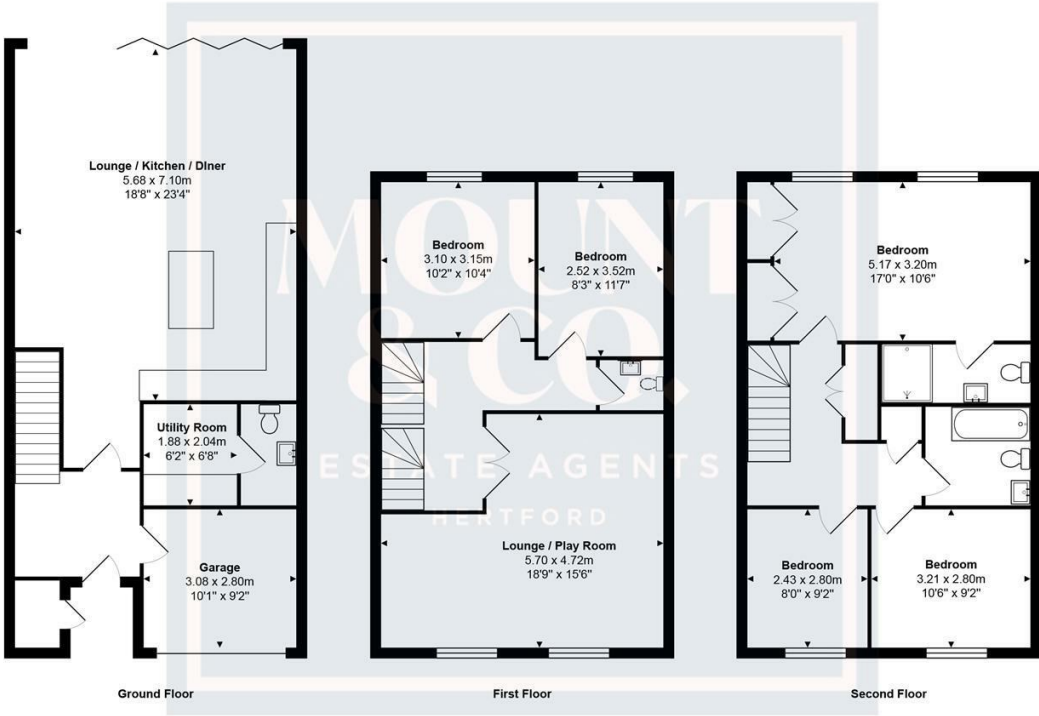
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Council Tax Band

F



Total Area: approx. 173.8 m² ... 1871 ft²
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.