

11, Warwick Close, Hertford
SG13 8JT

Guide Price £975,000

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11 Warwick Close, Hertford, Hertfordshire, SG13 8JT

A rarely available and thoughtfully extended four-bedroom detached family home, ideally positioned within a highly sought-after cul-de-sac on the desirable south side of Hertford. This attractive location offers convenient access to the town centre's excellent range of shops, restaurants and amenities, together with highly regarded primary and secondary schools. Occupying a well-established plot, the property offers an impressive 2,110 sq ft of spacious and versatile accommodation, perfectly suited to modern family living. The ground floor welcomes you with an inviting entrance hallway providing access to a cloakroom, a comfortable living room and a modern kitchen/breakfast room. The living room flows seamlessly into the dining room, which in turn opens into a delightful conservatory overlooking the rear garden, creating an ideal space for both everyday living and entertaining. The well-appointed kitchen/breakfast room also provides access to a useful utility room, a study and the partially converted garage, offering additional flexibility for a variety of needs. To the first floor are four generously proportioned double bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and a spacious four-piece en-suite bathroom, providing a comfortable private retreat. Externally, the property enjoys off-street parking to the front, while the mature and well-established rear garden offers an attractive outdoor setting. Featuring a generous paved patio area, ideal for alfresco dining and entertaining, together with an expanse of lawn, established planting and mature trees, the garden provides an appealing space for relaxation and family enjoyment. An excellent opportunity to acquire a substantial and versatile family home in one of Hertford's most desirable residential settings.

Situated in a pleasant residential cul-de-sac, Warwick Close enjoys an attractive setting within the historic county town of Hertford, combining a peaceful neighbourhood atmosphere with convenient access to the town's excellent amenities. Hertford offers a delightful blend of traditional charm and modern convenience, with its picturesque streets, independent boutiques, cafés, restaurants and everyday shopping facilities. The town also benefits from a choice of well-regarded schools, leisure facilities and attractive green spaces, making it a popular choice for families and commuters alike. For those travelling into London, Hertford East and Hertford North railway stations provide regular services towards the capital, while the nearby A10 offers convenient road connections to the wider motorway network. Surrounded by beautiful Hertfordshire countryside, with scenic walks, parks and recreational opportunities close at hand, Warwick Close offers an appealing balance of town and country living.



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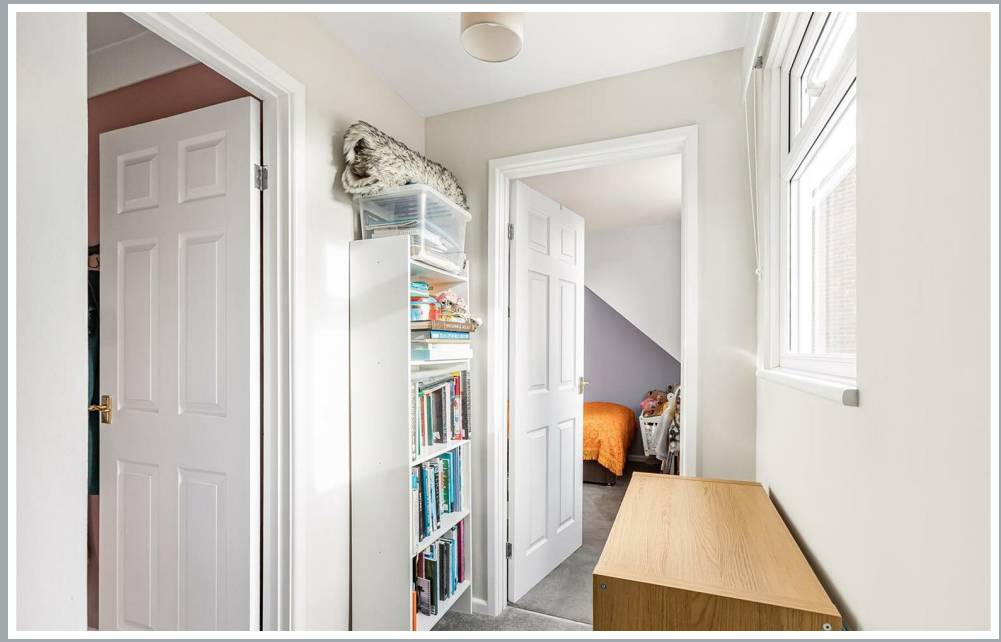


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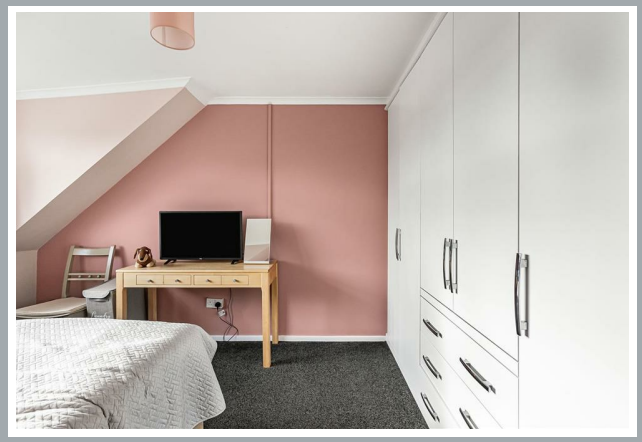




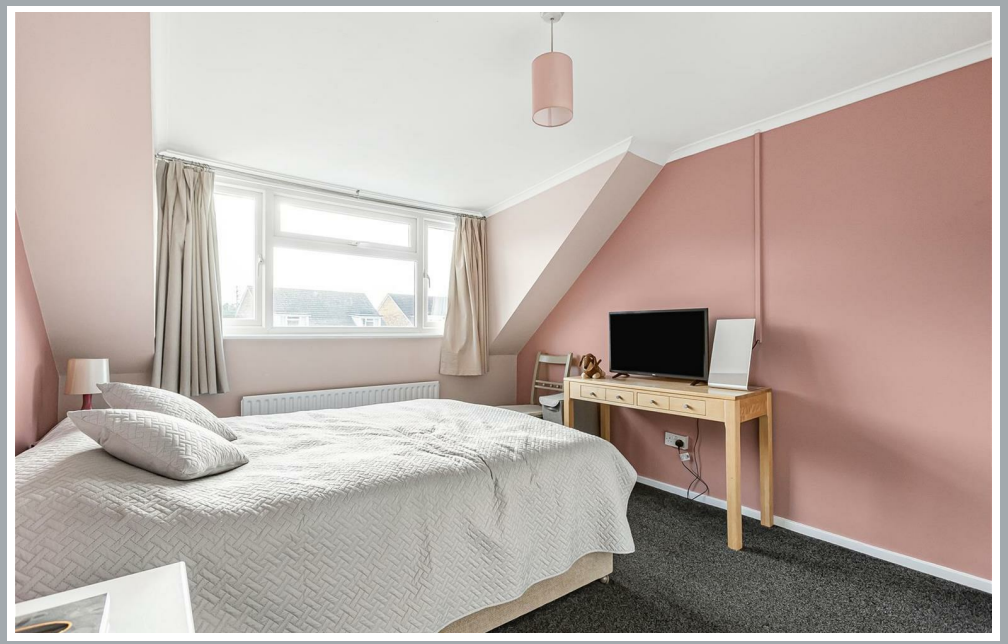


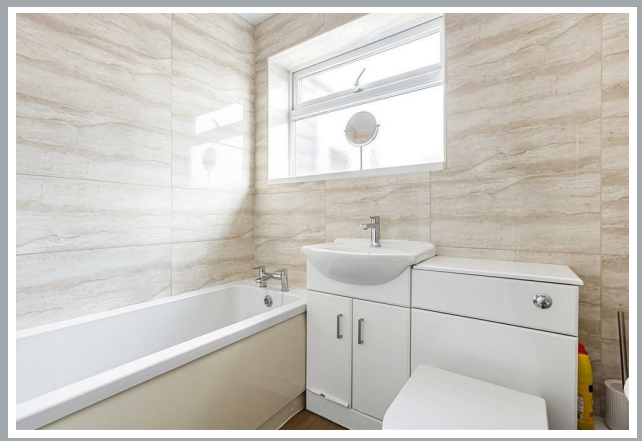
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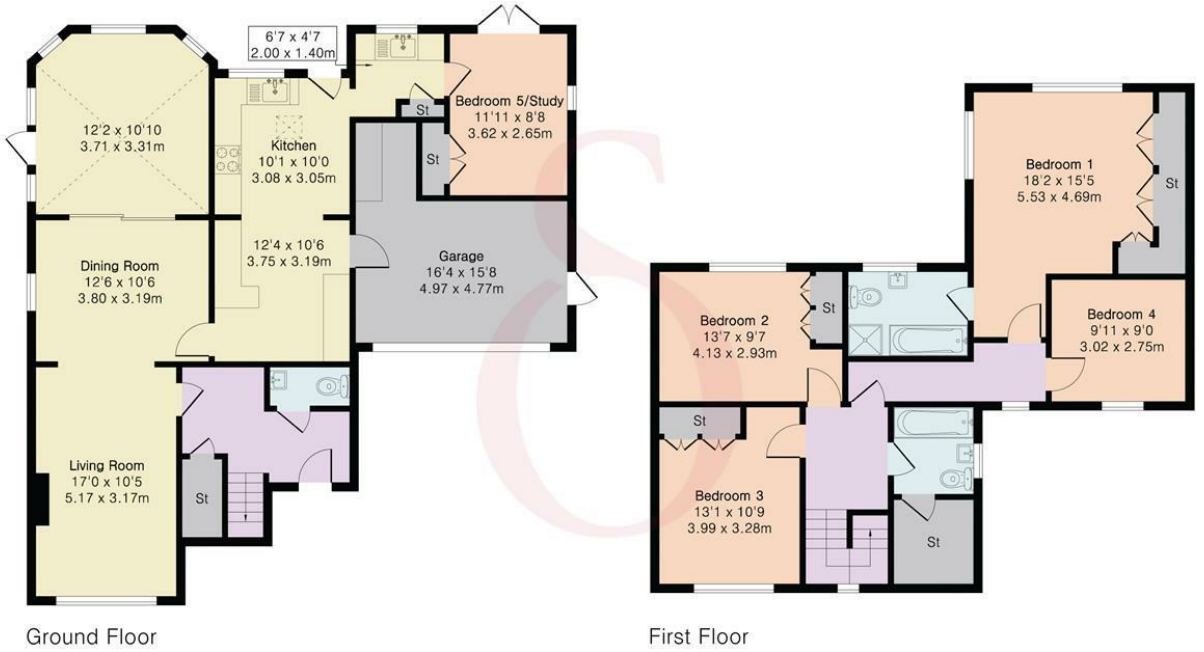


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Approximate Gross Internal Area 2110 sq ft - 196 sq m
(Including Garage)
Ground Floor Area 1213 sq ft – 113 sq m
First Floor Area 897 sq ft – 83 sq m



PINKPLAN

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.

Steven Oates

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