

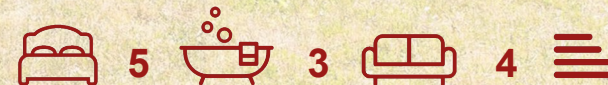
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64 Bullocks Lane

Hertford, SG13 8BT

Price Guide £1,500,000



## 64 Bullocks Lane

Hertford, SG13 8BT

Set along the highly regarded Bullocks Lane, this exceptional five bedroom detached residence offers a rare blend of character, space and modern family living, extending to approximately 2,339 sq ft of beautifully presented accommodation, inclusive of the detached office/studio.

Approached via a generous frontage, the home immediately impresses with its attractive façade, gravel driveway and a strong sense of privacy. Internally, the property has been thoughtfully maintained and enhanced, seamlessly combining period charm with contemporary finishes. A welcoming entrance hall leads to a series of elegant and versatile reception rooms, including a characterful living room, a beautifully proportioned dining room ideal for entertaining, and a comfortable family room providing a more relaxed everyday living space.

The kitchen/breakfast room forms the heart of the home, fitted with high-quality cabinetry, integrated appliances and generous work surfaces, creating a practical yet stylish environment for both day-to-day living and social occasions. A separate utility room further enhances the functionality of the space.

Upstairs, the property offers a collection of well-proportioned bedrooms, including a generous principal bedroom enjoying attractive views over the gardens. The remaining bedrooms are equally inviting and are served by modern bath and shower rooms, offering flexibility for families, guests or home working.

Externally, the property truly excels. The mature rear garden provides a peaceful and private setting, featuring an expansive lawn, well-stocked borders and a charming pergola-covered seating area, ideal for al fresco dining and summer entertaining.

A standout feature is the detached office, finished to an excellent standard with large glazed doors opening onto a decked terrace. This highly versatile space offers a multitude of uses, including a home office, creative studio, gym, guest accommodation with bath/showerroom and kitchenette space.

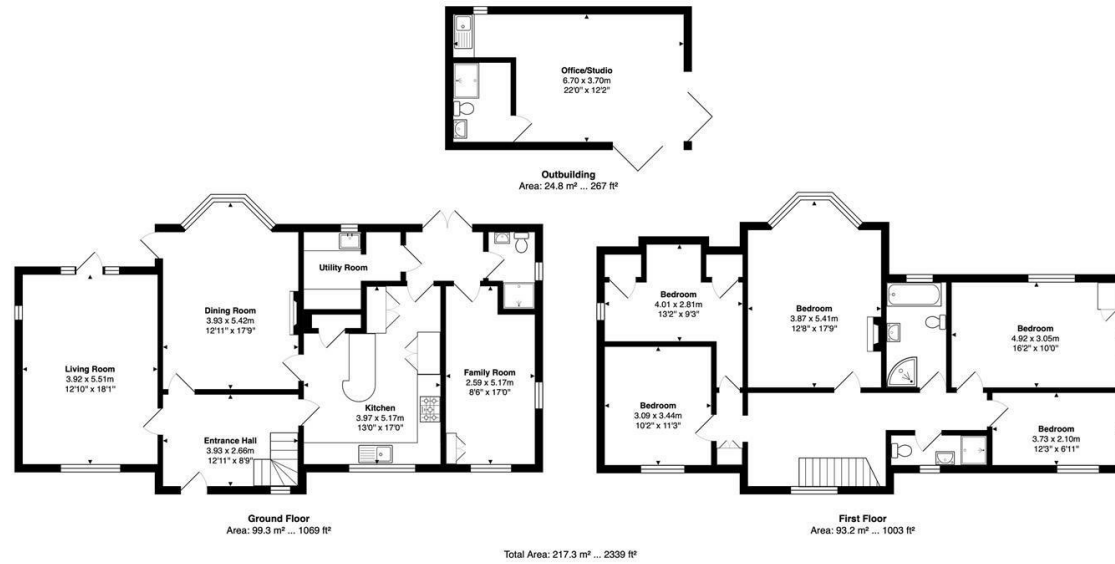




- Approximately 2,339 sq ft of total accommodation, inclusive of the detached office/studio
- Attractive five bedroom detached character residence with modern enhancements
- Multiple elegant reception rooms including living, dining and family spaces
- Stylish kitchen/breakfast room with integrated appliances
- Separate utility room for added practicality plus downstairs cloakroom
- Generous principal bedroom with garden views
- Well-proportioned bedrooms served by modern bath and shower rooms
- Mature, landscaped rear garden with pergola seating area
- Versatile detached office offering a multitude of uses (home office, gym, studio or guest space)



## Floor Plan

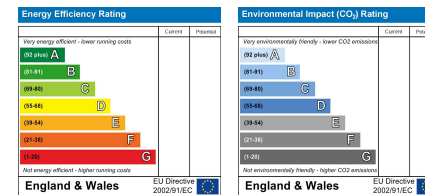


FOR ILLUSTRATIVE PURPOSES ONLY; NOT TO SCALE  
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. 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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