



3, Bluebell Close, Hertford  
SG13 7UP  
£650,000



[stevenoates.com](http://stevenoates.com)



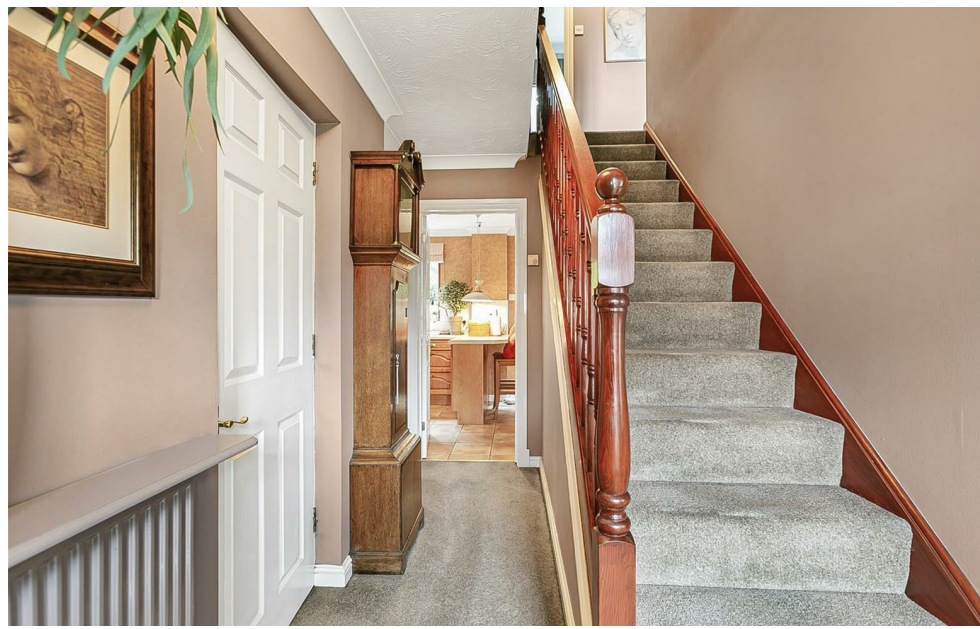
### 3 Bluebell Close, Hertford, Herts, SG13 7UP

\*\*\*\*VENDOR SUITED\*\*\*\* A rarely available four-bedroom detached family home which is situated in arguably the best position in the road with a private west facing rear garden. This property offers an impressive amount of accommodation with the the ground floor benefitting from an entrance hall leading to a ground floor cloakroom, access to the garage, lounge leading to the dining room and conservatory and kitchen/breakfast room. On the first floor, there are four generous size bedrooms, a family bathroom and en suite shower room to the main bedroom. Externally, the property has off street parking, garage and low maintenance rear garden.

Located within this rarely available and high sought after Foxholes cul de sac, the property is only a short drive from the A10 which connects to the M25 and London to the south and Cambridge to the north. Hertford town centre is less than 1.5 miles away and provides an excellent choice of shops, restaurants and coffee shops, along with Hertford East station which offers regular services to London's Liverpool Street.



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**Approximate Gross Internal Area 1297 sq ft - 121 sq m  
(Including Garage)**

Ground Floor Area 749 sq ft – 70 sq m

First Floor Area 548 sq ft – 51 sq m



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.



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