

shepherds

A better home  
moving experience



64 Woodlands Road  
Hertford, SG13 7JF

Guide Price £665,000



# 64 Woodlands Road

Hertford, SG13 7JF

**SOLD BY SHEPHERDS** - Situated within the ever-popular SG13 postcode, this three-bedroom semi-detached home offers a generous amount of living space, and the benefit of its own driveway with an EV charger.

The ground floor has been thoughtfully arranged to provide a balance of open-plan and separate living areas. To the front, the original garage has been converted to create a spacious kitchen/dining room with a range of integrated appliances to include a Neff oven with hob, offering plenty of room for family meals or entertaining. Moving through the property, you will find a large living room which opens onto a conservatory, providing an excellent additional reception space filled with natural light. A downstairs WC completes the ground floor layout, adding convenience for modern family living.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is particularly notable, benefitting from its own walk-in wardrobe, while the remaining bedrooms are equally well-sized and versatile. A family bathroom serves all three rooms.

Outside, the property enjoys a substantial rear garden which is mainly laid to lawn, providing ample space for children to play or for hosting outdoor gatherings.

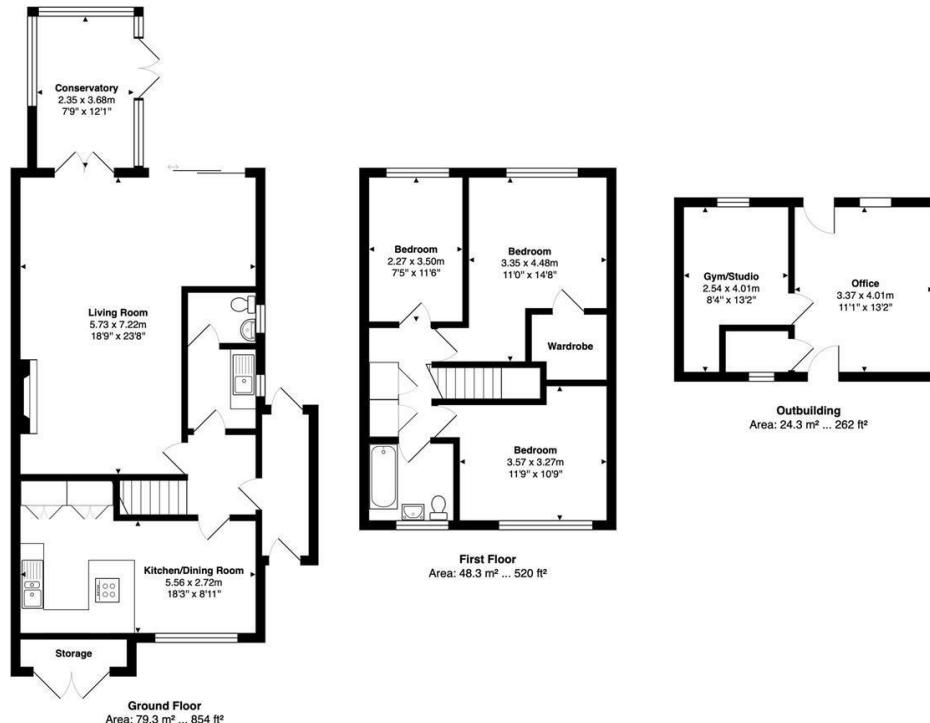
With scope for versatility, a private driveway, and its location in one of Hertford's most sought-after areas, 64 Woodlands Road presents an ideal opportunity for families and those looking for a home with both space and future potential.





- Three-bedroom semi-detached home in sought-after SG13 postcode
- Spacious kitchen/dining room created from a garage conversion with a range of integrated appliances
- Large living room, conservatory, and convenient downstairs WC and utility room
- Principal bedroom with walk-in wardrobe plus family bathroom
- Generous rear garden with large garden store offering a multitude of uses
- Private driveway providing off-street parking with EV charger

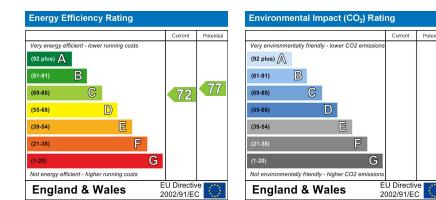
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: [enquiries@shepherdsofhertford.co.uk](mailto:enquiries@shepherdsofhertford.co.uk)