



Booth Close, Hertford, SG14 2FL

Welcome to Booth Close, Hertford

Offered Chain Free - This well-presented THREE BEDROOM semi-detached family home sits in an elevated position on a quiet cul-de-sac, enjoying pleasant open views across the close. Within walking distance of Hertford North railway station, an outstanding primary school, and a local parade of shops. The property is thoughtfully maintained and move-in ready throughout. On the ground floor, a generous kitchen provides an excellent space for everyday cooking and meal preparation. The rear reception room is a comfortable, dual-purpose living space, accommodating both a lounge area and a dining table - making it ideal for relaxed family evenings and hosting guests. Patio doors open directly onto the private rear garden, with convenient side access completing the outdoor space.



Agent Note:

The location is one of the home's standout strengths. A small local parade of shops - including a Co-Op, ATM, pharmacy, and fish and chip shop - is just an 8-minute walk away, providing everyday convenience. Families will benefit from a fantastic range of schools nearby: St Joseph's Catholic Primary School is a 5-minute walk, while Sele Farm School and Hertford St Andrew's Church of England School are all within 5 minutes. Two well-equipped children's playgrounds are also close by, on Bentley Road and The Ridgeway, both within a 5-minute walk. Hertford North railway station, Hertford town centre, and local bus links are all within comfortable reach, making this an excellent base for commuters.

-Accommodation Overview-

Entrance Hall

Downstairs Cloakroom

Lounge

15' 8" x 11' 11" (4.78m x 3.63m)

Kitchen / Diner

15' 3" x 9' 5" (4.65m x 2.87m)

-First Floor Landing-

Bedroom One

14' 8" into wardrobe x 8' 6" (4.47m into wardrobe x 2.59m)

Bedroom Two

11' 6" max x 8' 6" max (3.51m max x 2.59m max)

Bedroom Three

8' 10" max x 6' 10" max (2.69m max x 2.08m max)

Bathroom

-Exterior-

Rear Garden

Parking

Two allocated parking spaces plus an EV charger.



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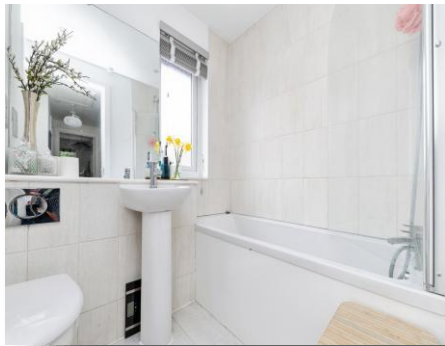
Welcome to Booth Close, Hertford

- Spacious Three Bedroom Semi-Detached Family Home
- EV Charger & Two Allocated Parking Spaces
- Large Lounge / Diner
- Quiet Cul-De-Sac Location
- Offered Chain Free
- Well Presented Low Maintenance Rear Garden
- Conveniently Located Close To Hertford North Railway Station & Local Parade Of Shops
- Ideal Home For Families And Commuters

Tenure: Freehold EPC Rating: C
Council Tax Band: D

Guide Price

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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