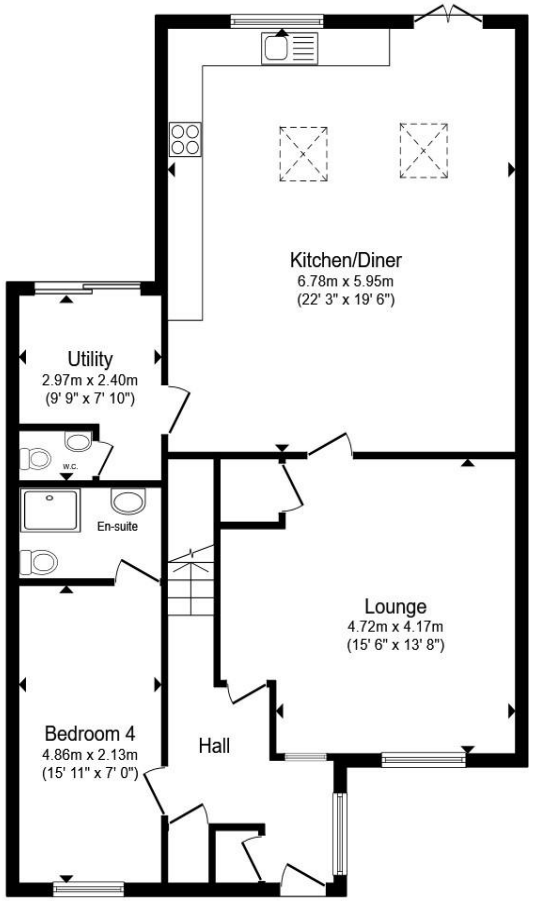
Grange Close, Hertford, SG14 1LY

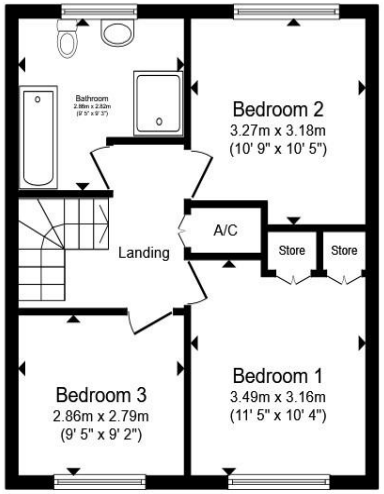
william
h brown

***Welcome to* Grange Close, Hertford**

Beautifully re-modelled and significantly enhanced by the current owners, this exceptional home offers spacious, contemporary living throughout. The property has a stylish reception room before opening into the true heart of the home - an outstanding extended open-plan kitchen/dining room. Flooded with natural light from skylights and expansive bi-folding doors overlooking the garden, this stunning space features a high-specification fitted kitchen with a large central island and ample space for entertaining. Leading from the kitchen is a practical utility room with WC. With room for washer and separate dryer, sink and patio doors to garden via side of house patio. Completing the ground floor is the versatile fourth double bedroom, formerly the garage, now benefiting from its own en-suite shower room. The first floor offers three further generous double bedrooms, with the principal bedroom enjoying built-in storage cupboards, all served by a beautiful modern four-piece family bathroom. Externally, the property continues to impress with driveway parking for three vehicles. To the rear is a landscaped garden backing directly onto the River Beane, creating a peaceful setting with delightful views. Ideally situated within easy walking distance of Hertford centre.



Ground Floor



First Floor

Total floor area 143.0 m² (1,539 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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-Accommodation Overview-

Entrance Hallway

Kitchen / Diner

Lounge

Utility Room & Downstairs W/c

Bedroom Four

Downstairs Shower Room

-First Floor Landing-

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Rear Garden & Driveway

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Agent Note:
It has been brought to our attention that treatment for an invasive species of plant took place on the neighbouring property. Please ask the branch for more details so that you can make further enquiries as required for your own purposes. We ask that you search the local planning authority for applications relevant to the area. Please speak with your conveyancer.

welcome to Grange Close, Hertford

- Immaculately Presented Four Double Bedroom Link-Detached Family Home
- Driveway - Parking For Three Vehicles To The Front
- Ideally Situated Within Easy Walking Distance Of Hertford Town Centre
- Beautifully Landscaped Garden Backing Directly onto the River Beane Plus Summer House Ideal For Home Office / Gym
- Moments' Walk From Hertford North Train Station

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

Offers In Excess Of

£975,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108379

The Property Ombudsman

Property Ref:
HFD108379 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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