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6 Braemar Gardens, Hampton Park, Hereford, HR1 1SJ

Situated on the prestigious Braemar Gardens development, a four bedroom detached family home with gas central heating, double glazing, off road parking, double garage and enclosed rear garden.

£500,000 (Freehold)

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LOCATION
The property is located to the north east of Hereford city in the sought after Braemar Gardens development in the Hampton Dene district. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational

DESCRIPTION
The subject property is a four bedroom detached family home with gas central heating, double glazing, ensuite to the master bedroom, three reception rooms, double garage, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, dining room, cloakroom, kitchen, breakfast room, utility, study, first floor landing with access to four bedrooms, ensuite to the master bedroom and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:
Canopy entrance porch with double glazed panelled entrance door leading to the entrance hall.

Entrance Hall
With stairs to the first floor, under stair storage cupboard, panelled radiator, coved ceiling, front aspect double glazed window and door to the sitting room.



Sitting Room
5.03m (16'6) (plus bay) x 4.01m (13'2)
With front aspect double glazed bay window, coved ceiling, fire with decorative surround, two panelled radiators, three wall lights and glazed double doors to the dining room.



Dining Room
4.01m (13'2) x 2.79m (9'2)
With rear aspect double glazed french doors with windows either side, panelled radiator and coved ceiling.



Cloakroom
With rear aspect double glazed window, low flush WC, pedestal mounted wash hand basin and panelled radiator.

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Kitchen
3.45m (11'4) x 3.4m (11'2)
With two rear aspect double glazed windows, a range of units comprising one and a half bowl sink drainer unit with work surface, tiled splashback, base units under with matching wall units, integrated electric double oven, gas hob, cooker hood over, integrated fridge/freezer, integrated dishwasher, panelled radiator, tiled flooring and access to the breakfast room.



Breakfast Room
2.54m (8'4) x 2.21m (7'3)
With rear aspect double glazed window, panelled radiator, work surface with base units under, door to the utility room and tiled flooring.



Utility Room
2.26m (7'5) x 1.93m (6'4)
With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splashbacks, base units under, plumbing and space for washing machine, space for tumble dryer, wall mounted gas central heating boiler, panelled radiator, side aspect double glazed door and door to the double garage.

Study
3.15m (10'4) (plus bay) x 2.59m (8'6)
With front aspect double glazed bay window, panelled radiator and coved ceiling.

ON THE FIRST FLOOR:

Landing
With front aspect double glazed window, panelled radiator, access hatch to loft space, airing cupboard, doors to bedrooms and shower room.



Bedroom 1
4.27m (14') x 3.43m (11'3) (plus bay)
With front aspect double glazed bay window, built in wardrobe, panelled radiator and door to ensuite shower room.

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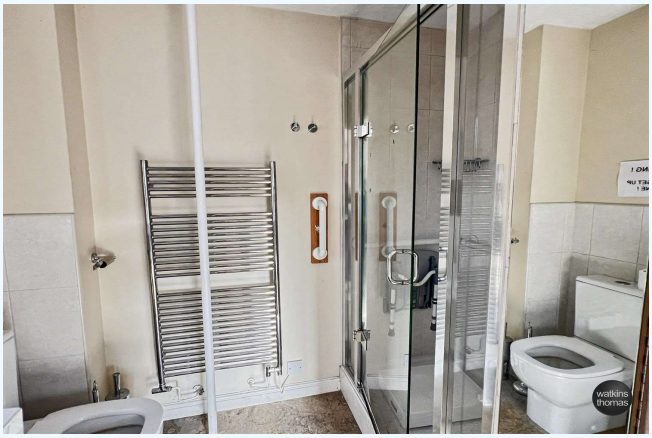
Ensuite Shower Room
With side aspect double glazed window, shower cubicle with electric shower, wash hand basin, low flush WC, heated towel rail, inset spotlights and extractor fan.



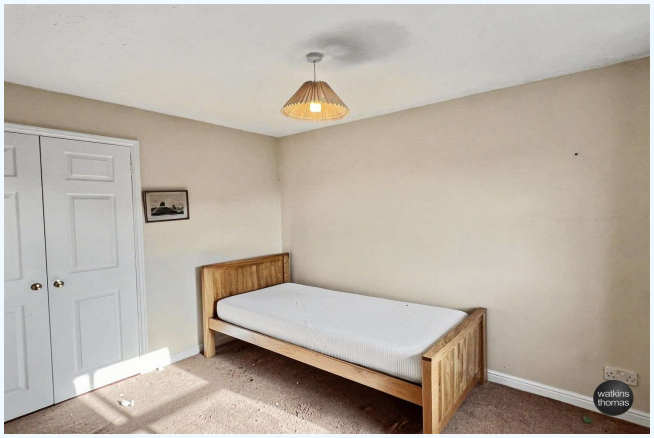


Bedroom 2
3.78m (12'5) (plus door recess) x 2.87m (9'5)
With two rear aspect double glazed windows, panelled radiator and built in wardrobe.



Bedroom 3
3.25m (10'8) (plus bay) x 2.69m (8'10)
With front aspect double glazed bay window, panelled radiator and built in wardrobe.

Bedroom 4
2.82m (9'3) x 2.69m (8'10)
With rear aspect double glazed window, panelled radiator and built in wardrobe.





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Shower Room
With rear aspect double glazed window with shower cubicle, electric shower, low flush WC, wash hand basin, heated towel rail, extractor fan and inset spotlights.



OUTSIDE:
m (0') x m (')
To the front of the property is a tarmacadam driveway, giving access to the DOUBLE GARAGE. To the front of the property is a lawned garden with shrub borders and path giving access to the front door. A side access path and gate give access to the rear garden. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn with shrub borders, a useful storage shed and the garden is enclosed by fencing to provide a degree of privacy.





COUNCIL TAX BAND F
Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE
Broadband - Ultrafast available.

Mobile Phone Coverage - Please use https://checker.ofcom.org.uk/en-gb/mobile-coverage to verify mobile coverage of different networks at this address.

SERVICES
It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING
Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE
Proceed out of Hereford along St Owen Street, turning right into Eign Road. Continue along Eign Road until it meets Hampton Dene Road then turn right into Braemar Gardens where the property is located on the right hand side.

FOR FURTHER INFORMATION
PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

19th October 2026
ID41075

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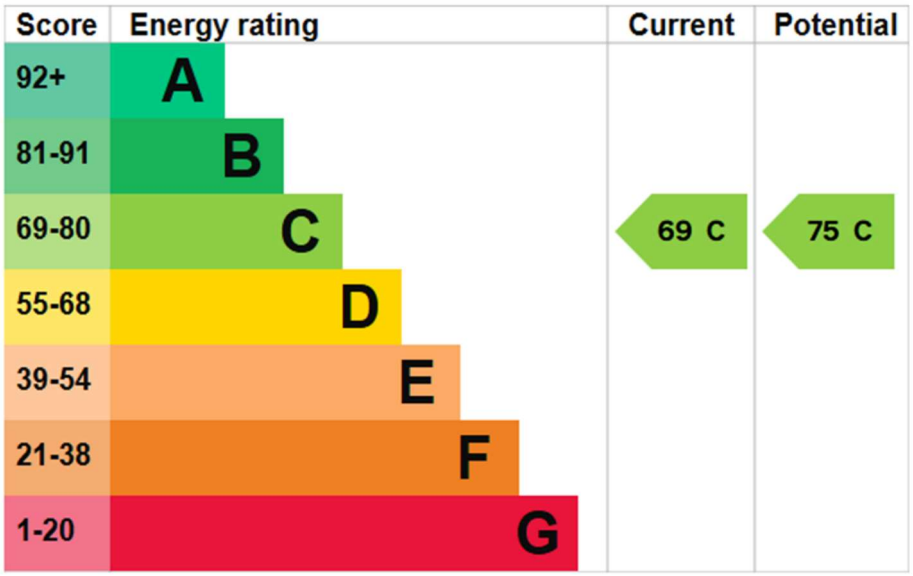
ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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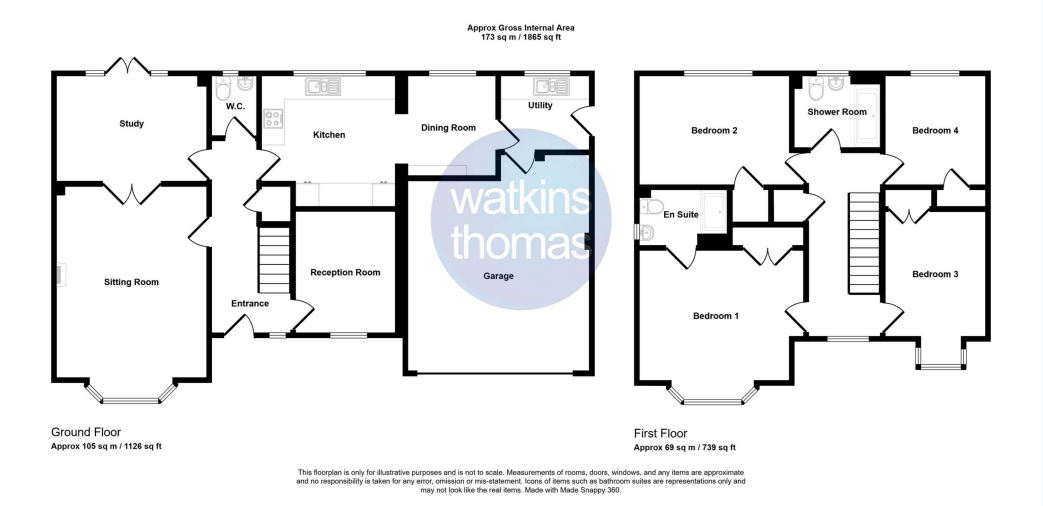
FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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