



SIMPLY HOMES

**Wentworth Road**

Hertford SG13 8JP

Price Guide £620,000





# Wentworth Road

Hertford SG13 8JP

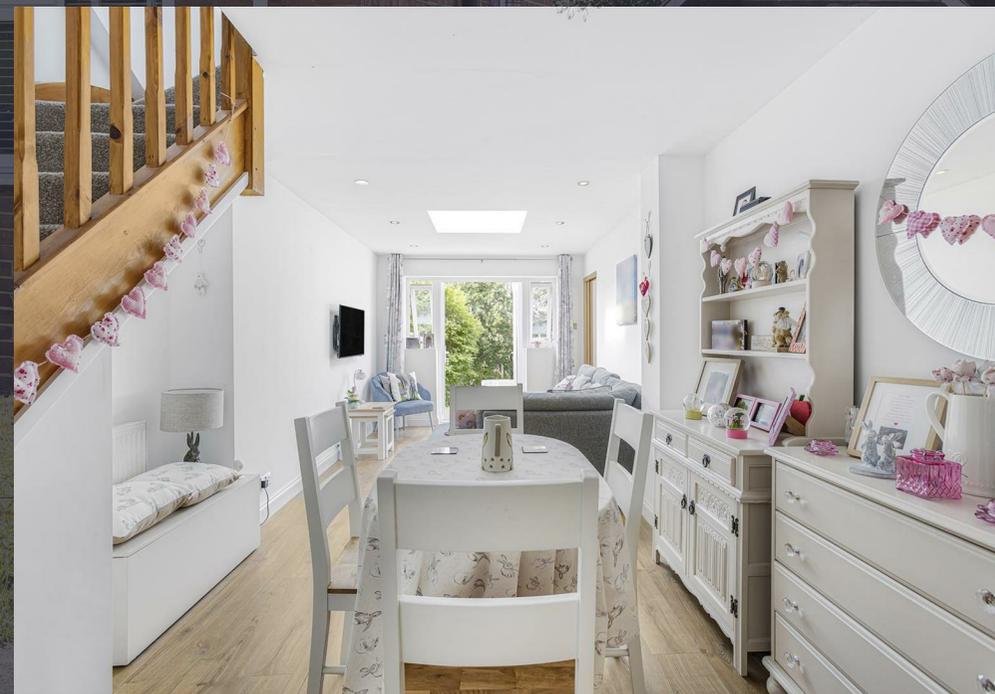
Wentworth Road - A rarely available chalet bungalow, finished to an incredibly high standard throughout. This beautifully designed home benefits from bright and spacious accommodation arranged across two floors and is located within a quiet and mature residential location.

Enter via the recently re-modelled kitchen/diner, featuring a range of base and eye level units, wooden worktops, various integrated/freestanding appliances and a singular rear door to the garden. A set of internal sliding doors lead to a brilliant sized living room with further built-in storage and set of French doors leading out to the rear garden. An inner hallway leads to two front aspect double-bedrooms, with both bedrooms featuring fitted wardrobes and one of the bedrooms currently serving as a playroom. The ground floor bedrooms are served by a smartly finished family bathroom.

To the first floor, an almost 19ft principal bedroom featuring a contemporary en-suite. The bedroom continues the trend of the house being light and airy with use of a rear aspect Juliet balcony and dual Velux windows.

The exterior provides a spacious and private rear garden, tastefully landscaped, predominantly laid-to-lawn and rear bark area. An initial raised decked area is perfect for all your summertime entertainment needs. The front of the property benefits from a low-maintenance garden and off-street parking. The property also offers a detached single garage.

The property is a short walking distance to both Hertford North/East lines, Hertford Town and Catchment for Abel Smith Primary (Ofsted Outstanding), Simon Balle all-through School, Richard Hale boys secondary, Presdales girls secondary & Morgans primary. Mandeville road (adjoining Wentworth Road) also benefits from its own hourly bus service to Hertford Town Centre.







- Wentworth Road -

- Ground Floor -

**Kitchen**

18'10" x 8'5" (5.75m x 2.57m)

**Dining/Living Room**

23'8" x 9'6" (7.22m x 2.92m)

**Hallway**

**Bedroom Two**

14'5" x 10'7" (4.40m x 3.23m)

**Bedroom Three**

10'11" x 8'5" (3.34m x 2.59m)

**Family Bathroom**

- First Floor -

**Landing**

**Bedroom One (Principal)**

18'8" x 14'7" (5.70m x 4.45m)

**En-suite**

- Exterior -

**Rear Garden**

**Front Garden**

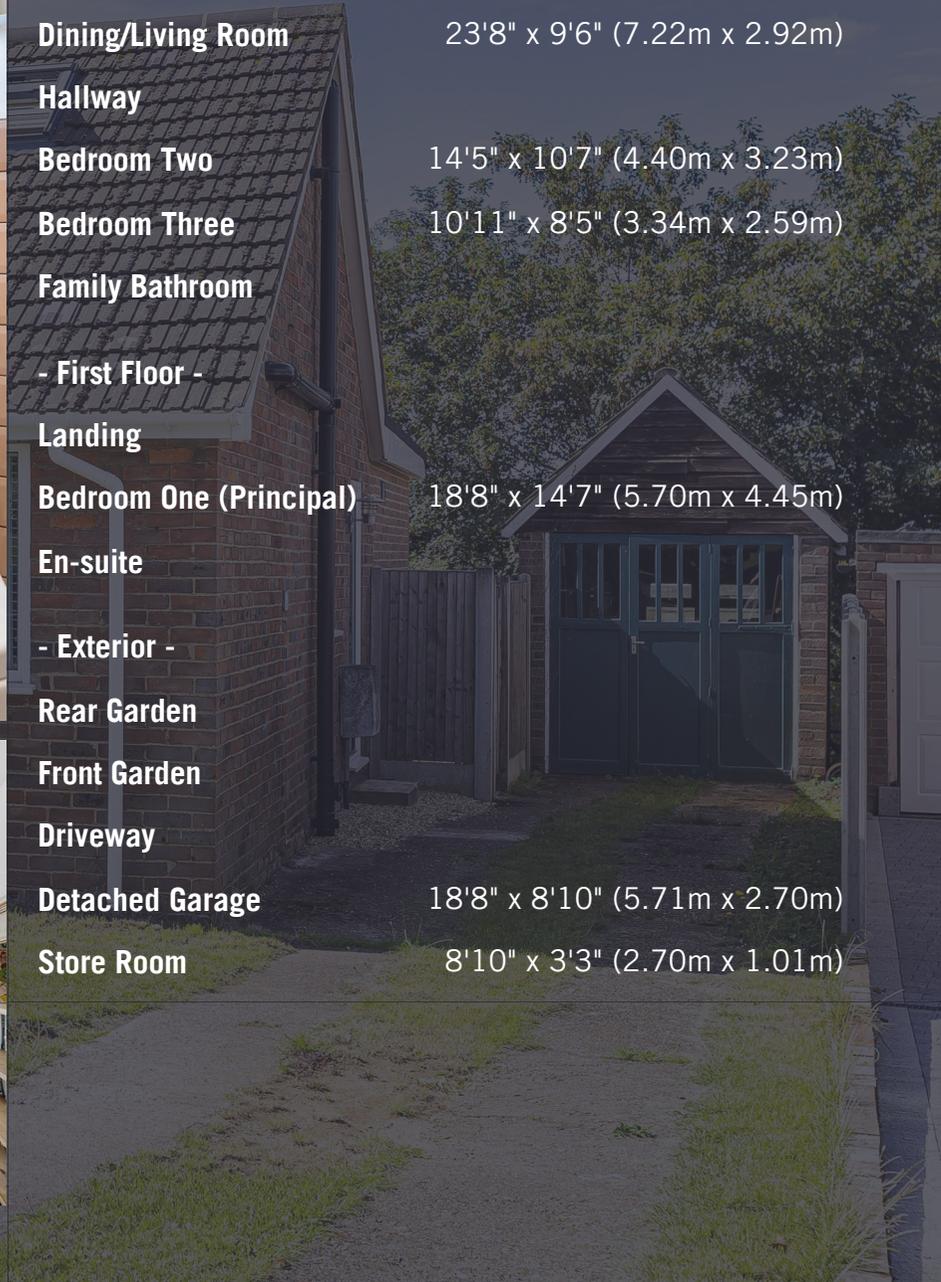
**Driveway**

**Detached Garage**

18'8" x 8'10" (5.71m x 2.70m)

**Store Room**

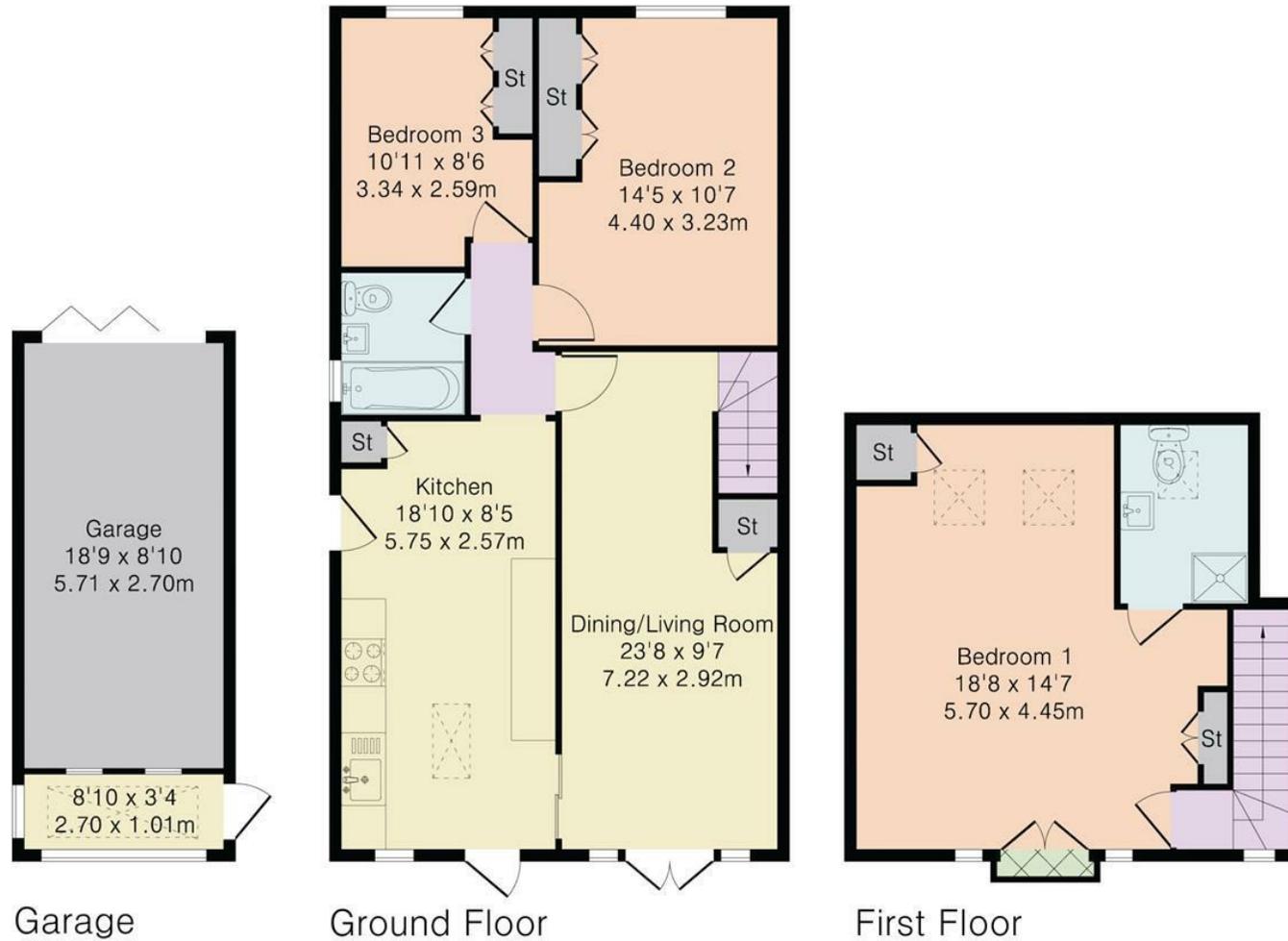
8'10" x 3'3" (2.70m x 1.01m)







Approximate Gross Internal Area 1253 sq ft – 116 sq m  
Ground Floor Area 709 sq ft – 66 sq m  
First Floor Area 346 sq ft – 32 sq m  
Garage Area 198 sq ft – 18 sq m







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