



Beechwood Close, Hertford, SG13 7HW



Welcome to Beechwood Close, Hertford

Situated on a quiet and highly sought-after residential turning, this larger-than-average four double bedroom extended detached family home offers generous living space, modern features, and a desirable location just moments from Hertford town centre, Hertford East railway station, excellent local schools, and a range of nearby shops and amenities. The property boasts a bright and spacious through lounge, comprising a welcoming living room with an open fireplace and direct access to the rear garden, seamlessly flowing into a generous dining area and a modern conservatory-perfect for family living and entertaining. A substantial kitchen is well-equipped with integrated appliances and side access complemented by a separate utility room for added convenience. Additional ground floor features include a cloakroom/WC and a separate study or home office, ideal for remote working or quiet retreat. Upstairs, there are four well-proportioned double bedrooms, each benefitting from fitted wardrobes. The master suite features a luxurious four-piece en-suite family bathroom and a Juliet balcony overlooking the beautifully maintained rear garden. A spacious family bathroom serves the remaining bedrooms. Outside, the home enjoys a private, mature, and secluded rear garden, ideal for outdoor relaxation and family gatherings. Side access leads to the front where you'll find a detached double garage with power and lighting, alongside ample off-street parking for multiple vehicles.



-Accommodation Overview-

Entrance Hall

Downstairs Cloakroom

Lounge

11' 2" x 19' 5" (3.40m x 5.92m)

Dining Room

10' 9" x 10' 6" (3.28m x 3.20m)

Kitchen

12' 5" max x 11' 8" max (3.78m max x 3.56m max)

Utility Room

7' x 6' 9" (2.13m x 2.06m)

Study

8' 8" x 7' 8" (2.64m x 2.34m)

Conservatory

15' 11" max x 10' 4" max (4.85m max x 3.15m max)

-First Floor Landing-

Bedroom One

13' 7" max x 10' 10" max (4.14m max x 3.30m max)

En-Suite Shower Room

Bedroom Two

10' 5" x 11' 7" (3.17m x 3.53m)

Bedroom Three

11' 2" x 8' 7" (to wardrobes) (3.40m x 2.62m (to wardrobes))

Bedroom Four

9' 1" x 8' 6" (2.77m x 2.59m)

Bathroom

-Exterior-

Rear Garden:

Driveway

Double Garage



Welcome to Beechwood Close, Hertford

- Peaceful Position On The East Side Of Hertford
- Kitchen With Separate Utility Room
- Double Garage & Private Driveway To Front
- Conservatory & Two Reception Rooms
- Sought After Location
- Moments' Walk To Hertford Town Centre
- Beautifully Presented Secluded Rear Garden

Tenure: Freehold
EPC Rating: B
Council Tax Band: G

Offers In Excess Of
£1,135,000



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.focalagent.com



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