



5, Booth Close, Hertford
SG14 2FL
Guide Price £450,000



stevenoates.com



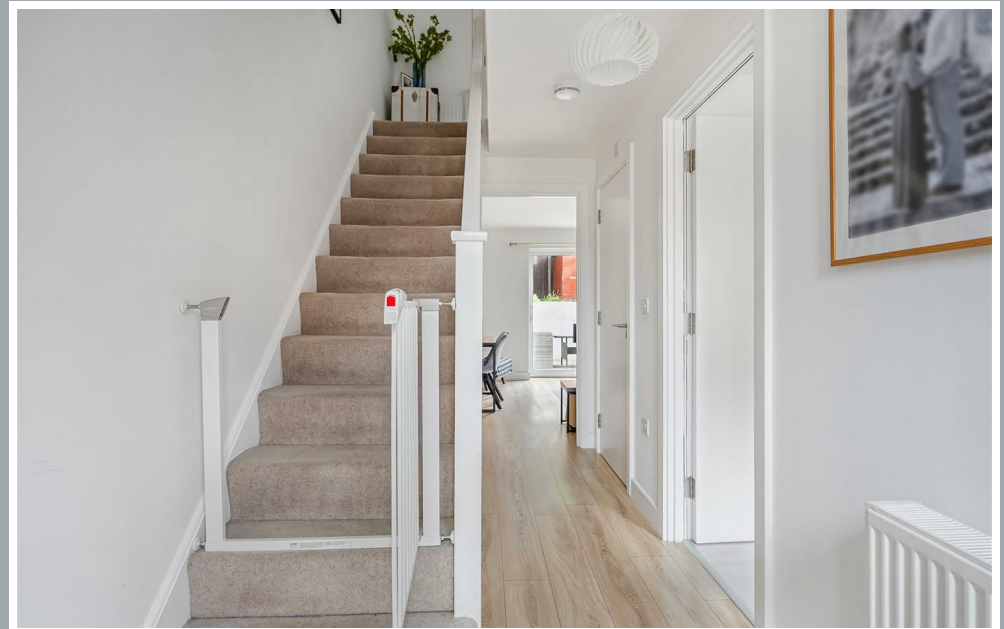
5 Booth Close, Hertford, Herts, SG14 2FL

****CHAIN FREE**** A three-bedroom semi-detached home situated in a quiet cul-de-sac, conveniently located close to Hertford North railway station and local shops. The property offers modern accommodation extending to approximately 816 sq ft, arranged over two floors. The ground floor features a spacious entrance hallway leading to a cloakroom, a modern fitted kitchen, and a 15ft living room to the rear with sliding doors opening onto the rear garden. On the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from two allocated parking spaces. The rear garden is attractively landscaped, mainly comprising a paved patio area with steps leading to a lawned section, along with additional space to the side of the house providing pedestrian access.

Booth Close is a quiet residential cul-de-sac located within the Sele Farm area of Hertford, a popular and well-established neighbourhood to the north-west of the town centre. The area offers a range of everyday amenities including local shops, convenience stores, and schools, making it ideal for families and commuters alike. For commuters, Hertford North railway station is approximately 0.6 miles away, offering regular services into London Moorgate, while nearby road links provide convenient access to the A10 and surrounding towns.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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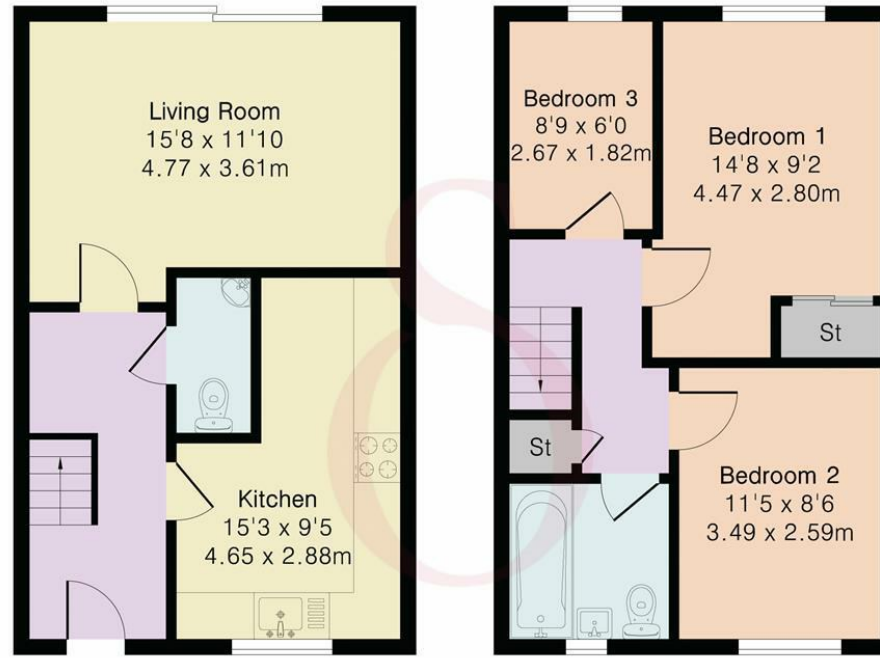


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Approximate Gross Internal Area 816 sq ft - 76 sq m

Ground Floor Area 408 sq ft – 38 sq m

First Floor Area 408 sq ft – 38 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

