



Lee Close, HERTFORD, SG13 8HN

Welcome to Lee Close. HERTFORD

A beautifully presented and recently refurbished two double bedroom terraced family home, offering bright and spacious accommodation throughout. This stylish and well-proportioned home features a light-filled living room to the front, complemented by a contemporary kitchen/dining area at the rear with underfloor heating. The kitchen boasts sleek, modern finishes including integrated appliances, elegant oak worktops, and elegant bi-folding doors that lead out to a larger-than-average, low-maintenance rear garden arranged over several levels-perfect for entertaining or relaxing. Upstairs, there are two generous double bedrooms. The master bedroom benefits from built-in wardrobes and enjoys elevated views to the front. Furthermore, there is a luxury four piece family bathroom with underfloor heating. A standout feature of this property is the spacious and recently renovated loft room, which offers fantastic potential as a games room, creative studio, or additional office. Further highlights include double glazing, gas central heating, and two allocated parking spaces to the rear. Conveniently located just a short distance from Hertford town centre, the home is close to well-regarded schools, local shops, and mainline railway stations-making it ideal for families and



-Accommodation Overview-

Entrance Hall:

Stairs to first floor, double glazed door leading to rear aspect, radiator, under stairs area.

Lounge:

15' 2" x 11' 11" (4.62m x 3.63m)

Double glazed window to front aspect, wood flooring, gas feature fireplace, radiator.

Kitchen / Dining:

14' 8" x 7' 5" (4.47m x 2.26m)

Fitted wall and floor units with oak worktops, one and half bowl sink unit with mixer tap over, gas hob with extractor canopy over and oven beneath, integrated dishwasher, integrated fridge freezer, integrated cupboard space, double glazed window to rear aspect, underfloor heating, double glazed bi-folding doors leading to rear garden.

-First Floor Landing-

Double glazed window to front aspect, carpeted, storage cupboard.

Bedroom One:

15' excluding storage cupboards x 10' (4.57m excluding storage cupboards x 3.05m)

Double glazed window front aspect with lovely views across Hertford, fitted wardrobes and cupboard, radiator.

Bedroom Two:

12' 9" excluding wardrobes x 9' 11" (3.89m excluding wardrobes x 3.02m)

Double glazed window to rear aspect, fitted wardrobes, radiator, loft hatch.

Loft Room:

12' 4" x 8' 6" (3.76m x 2.59m)

Two rood flights, eves storage cupboard, radiator.



Bathroom:

A well-presented luxury four piece suite comprising roll top bath with mixer tap over, walk in shower with wall mounted shower over, wash hand basin with mixer tap and draws beneath, tiled floor with underfloor heating, chrome heated towel rail, WC, double glazed window to rear aspect.

-Exterior-

Rear Garden:

A larger than average rear garden arranged over 4 tiers, with patio area great for entertaining, steps leading to rear access, astro lawn area and at the top is decking area great for seating, trees, pots and plants, fence boundary walls, storage shed.

Front Garden:

Steps leading to front door, shrubs and shingle area.

Parking:

Car-Port to rear of the property for two cars.



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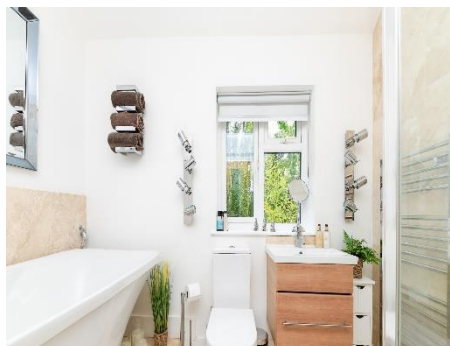
- SG13 School Catchment Area
- A Landscaped Tiered Sunny Rear Garden
- Quiet Cul - De - Sac Location
- Fitted Kitchen With Integrated Appliances
- Car-Port To Rear Of Property
- Loft Converted Space
- Luxury Four Piece Bathroom
- Two Double Bedrooms



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

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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