



 paulwallace

Church Road, Hertford, SG13 8LY |
£1,475,000 | Freehold

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**** CHAIN FREE **** Nestled in the sought-after village of Little Berkhamsted, this beautifully presented recently refurbished four-bedroom family home offers a perfect blend of space, versatility, and modern family living. The property is approached via an electric gated entrance with an intercom system with camera leading to a generous driveway, providing ample off-street parking for multiple vehicles. At the heart of the property is a stunning open-plan kitchen/diner with high performance appliances flooded with natural light from an impressive vaulted skylight, creating a bright and inviting space ideal for both everyday living and entertaining. The home further benefits from multiple reception rooms, providing flexible accommodation to suit a variety of lifestyles, whether for formal entertaining, a cosy lounge, or a dedicated home office. A well-appointed utility room with its own separate side access adds practicality and convenience, keeping the main living areas effortlessly organised. Upstairs benefits from the principal bedroom suite with en-suite. Downstairs sits the remaining three bedrooms of which one also benefits from an en-suite which has been carefully adapted with a removeable integrated hoist providing a practical and supportive space suited to a range of accessibility requirements. All bedrooms are generously sized and offer comfortable accommodation for family and guests alike and all come with built in wardrobes. A well-positioned family bathroom on the ground floor adds further practicality for busy households. Externally, the property truly excels. A substantial double garage/ancillary outbuilding presents an exceptional opportunity, complete with its own kitchen with dishwasher, washing machine and fridge freezer and living space—perfect for guest accommodation, multi-generational living, or potential home business use. With further potential to add a bathroom. The south-west facing garden enjoys sunlight throughout the day and into the evening, providing an ideal setting for outdoor dining and relaxation. Ideally located within walking distance of local amenities, this home combines village charm with everyday convenience, making it a superb choice for families and discerning buyers alike. Little Berkhamsted is situated with perfect links to Broxbourne, Goffs Oak, Cuffley, Potters Bar and West Cheshunt and sits very close to both the A10 and M25



Key features

- Chain-Free
- 5 Bedrooms
- Stunning Throughout
- Separate Ancillary Annex
- Detached Bungalow
- Two En-Suites
- Electric Gated Entrance
- Village Location

Property Information

Tenure
Freehold

Council Tax
F

EPC Rating
D

Local Authority
East Hertfordshire Council



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 Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
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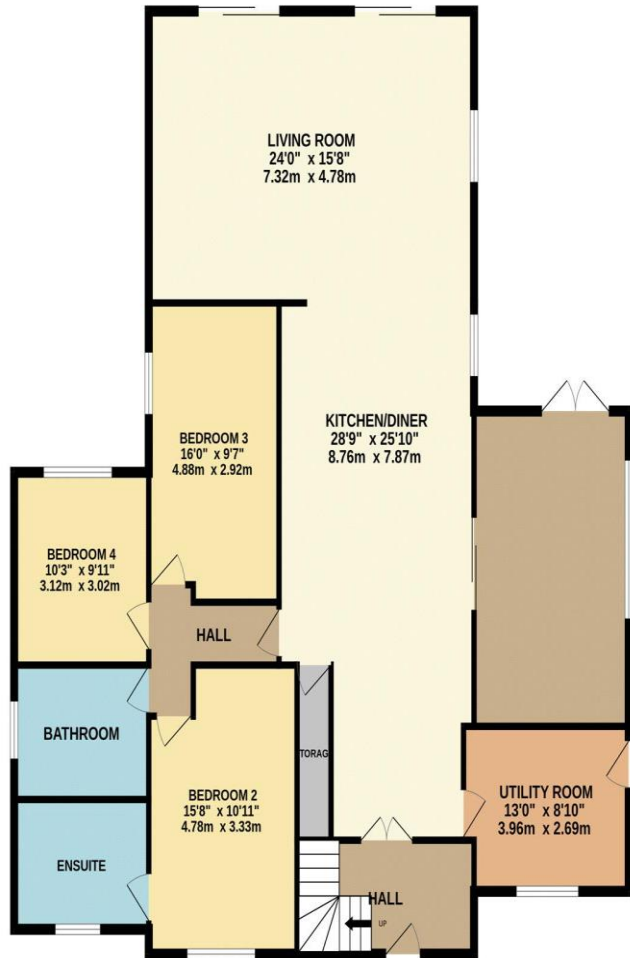
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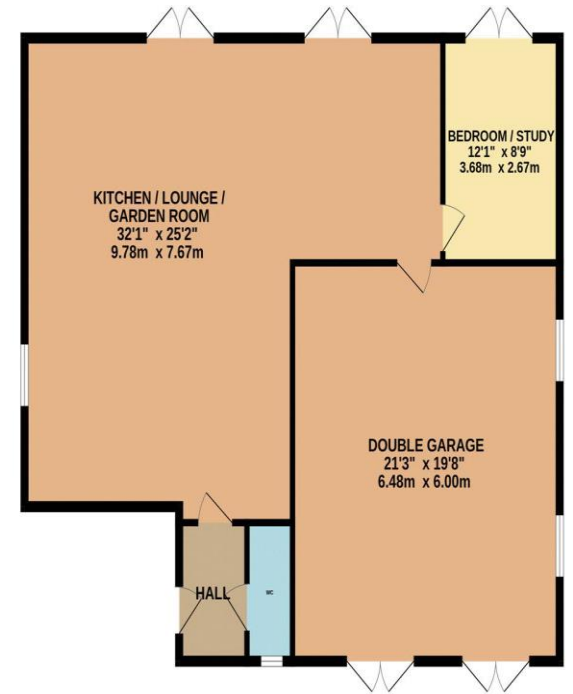
GROUND FLOOR
1743 sq.ft. (162.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



OUT BUILDING
1221 sq.ft. (113.4 sq.m.) approx.



TOTAL FLOOR AREA : 3502 sq.ft. (325.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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