



SIMPLY HOMES

Parkhurst Road
Hertford SG14 3AZ

Price Guide £695,000



Parkhurst Road

Hertford SG14 3AZ

Summary:

Simply Homes are delighted to bring to the market this superb Edwardian three bedroom semi-detached family home in the highly desirable town of Bengeo, set in a quiet residential area just a few minutes walk from the bustling centre of Hertford. This absolutely outstanding house is presented in immaculate condition and decorative order inside and out, and is the beneficiary of a substantial refurbishment and extension which has transformed the interior space into a superb contemporary dwelling eminently suitable for modern family life, including a ground floor guest cloakroom, generous separate living and dining rooms and a stunning kitchen with bi-fold doors opening onto the large patio at the rear, whilst retaining and celebrating key period features such as the ornate cast iron fireplaces in the living room and principal bedroom.

Accommodation:

The smart solid wood front door opens into a neat entrance lobby, with the central staircase rising ahead and doors on either side opening into the living room at the front and the dining room towards the rear.

The living room is absolutely charming, bathed in light from the lovely bay window to the front which is fitted with bespoke adjustable wooden blinds, and is a large square space that will comfortably accept a multi-piece lounge suite. The original central chimney breast boasts a gorgeous, finely detailed, period cast iron fireplace, with custom made cupboards and shelving fitted into the alcoves on either side that work effortlessly together to bring an understated elegance to the room, a clever contemporary take on a classic living room.

The dining room is virtually the same size as the living room, making it completely interchangeable and able to take on any role that suits you the best. Although the room is centrally located it is the welcome recipient of the gloriously high levels of natural daylight in the adjoining open plan connected kitchen, so is a light and bright space throughout the day. The room is left as open floor area, to give you total flexibility and adaptability, and is easily large enough to accept a substantial dining table and chairs along with other occasional furniture whilst still leaving ample free space to move in, around and through the room. Clever design is clearly on display throughout this deceptively capacious property, always maximising the usability of the whole space available, with one example of this being the well positioned guest cloakroom that has been neatly fitted into the large area under the stairwell, simply accessed from the corner of the dining room.

The kitchen is an absolute triumph, a stunning room with a set of premium quality five panel bi-fold doors at the far end which effectively create a whole wall of glass, filling the room with natural light and lovely views of the immaculate garden. But the unhindered inflow of daylight doesn't end there, two Velux roof lights have been cleverly engineered into the architect designed pitched roof line, which join the large side facing window and the bi-fold doors to make this room a real cathedral of light, a unique and highly desirable addition to this lovely home. There is a comprehensive array of wall and floor mounted cupboards fitted along two of the perimeter walls, ensuring you will never run low on storage space or food preparation worktop area, whilst integrated within the cabinets is a complete collection of premium branded appliances ready to fulfil your day to day needs. The house exhibits a really nice free flow, with the dining room linking cleanly through into the kitchen and the kitchen connecting seamlessly out into the garden. Combining that asset with the wonderful open feel to the kitchen means that the often misused phrase "bringing the outside in" is absolutely true for this superb property.

Upstairs there is a principal bedroom at the front, a nice double with wooden window shutters and a gorgeous cast iron fireplace complete with fitted cupboards built in to one of the adjacent alcoves, along with two further bedrooms, one of which has been fully fitted as a dressing room, and the family bathroom. The bathroom is another immaculately appointed room, with a separate free standing bath and walk-in shower, along with walls skilfully tiled in a smart herringbone pattern.

Exterior:

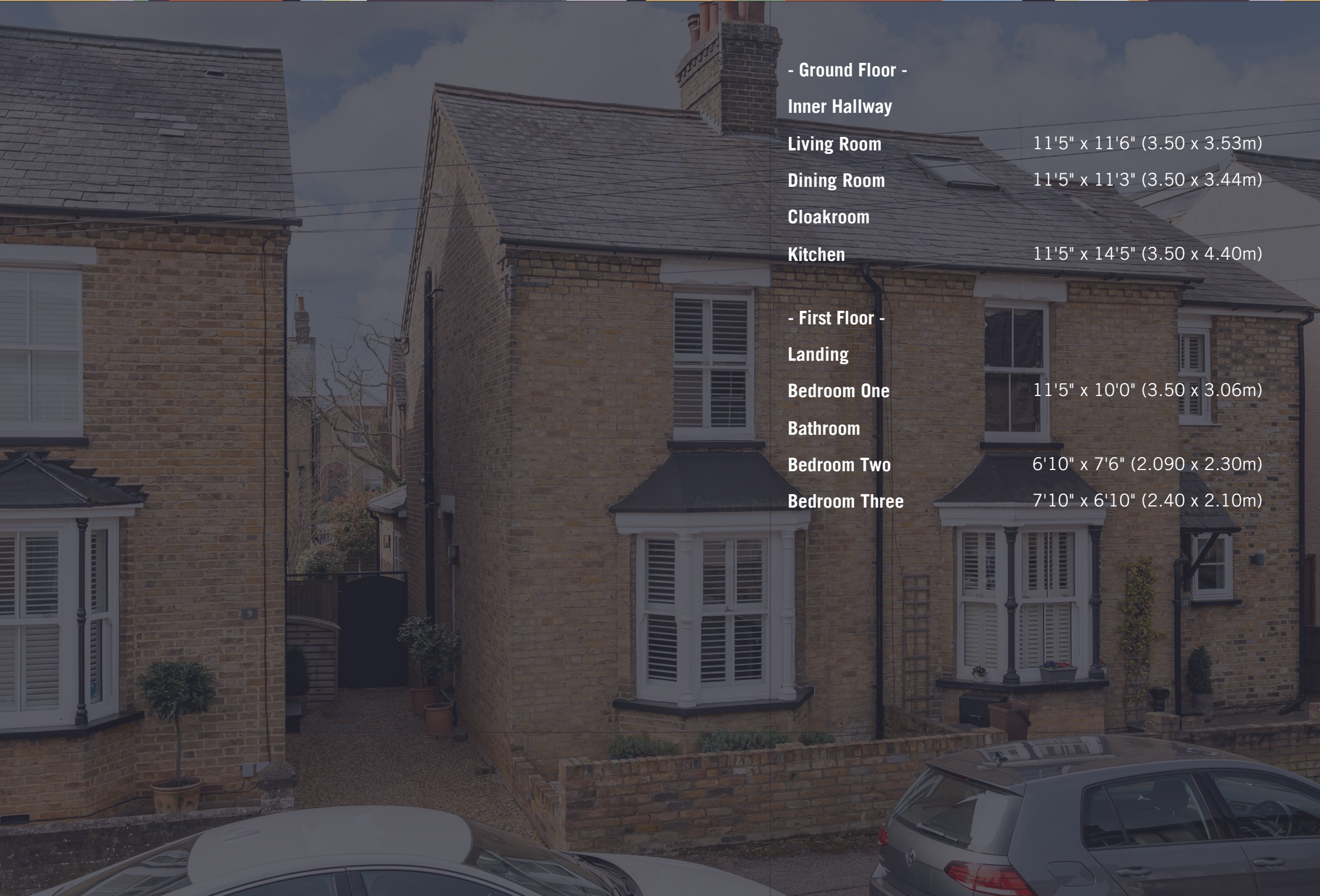
To the front there is a neat garden nestling between the low level boundary wall and the pretty bay window of the living room, with a double width pathway along the side of the house that passes the main entrance before opening through a useful lockable side gate, past the kitchen and into the rear garden. The garden is a good size, wider than the house, with two neat steps down from the kitchen onto a deep full-width paved patio that is ideal for outdoor casual seating and dining furniture. Beyond the patio is a nice lawn with raised flower beds flowing around two sides of the perimeter fence, and a smart timber shed conveniently placed in the far corner. The garden is fully enclosed and secure, so perfect for children and pets, and is a lovely place in which to spend time relaxing and socialising with family and friends.

Location:

The property is nestled within the extremely popular residential area of Bengeo, which has its own character and identity yet is within an easy short walk of all of the amenities the county town of Hertford has to offer. The thriving and bustling centre of Hertford has a plethora of shops, pubs, bars and restaurants, along with two mainline stations that ease your commute by getting you into central London in around 25 minutes, whilst the main arterial roads of the A414 and A10 are both similarly close by.







- Ground Floor -

Inner Hallway

Living Room 11'5" x 11'6" (3.50 x 3.53m)

Dining Room 11'5" x 11'3" (3.50 x 3.44m)

Cloakroom

Kitchen 11'5" x 14'5" (3.50 x 4.40m)

- First Floor -

Landing

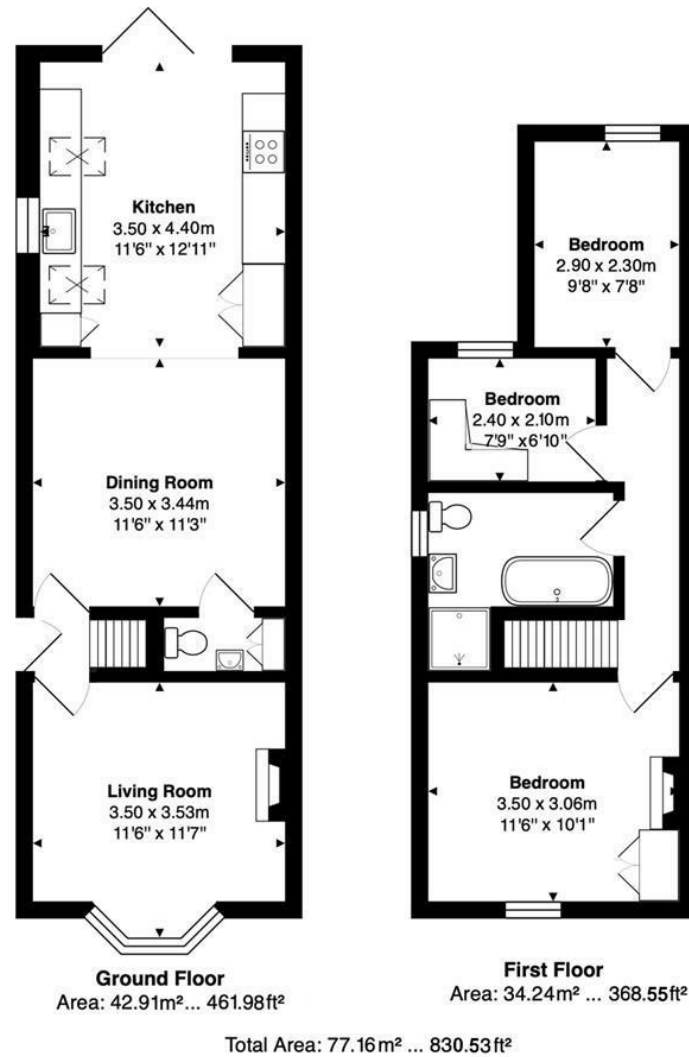
Bedroom One 11'5" x 10'0" (3.50 x 3.06m)

Bathroom

Bedroom Two 6'10" x 7'6" (2.090 x 2.30m)

Bedroom Three 7'10" x 6'10" (2.40 x 2.10m)





FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



SIMPLY HOMES

115-116 Fore Street | Hertford | SG14 1AF | 01992 558 557 | sales@simply-homes.co.uk | simply-homes.co.uk | Find us on

