



 paulwallace

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

Church Road, Hertford, SG13 8LY

**** 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



Paul Wallace Estate Agents
Brookfield Centre
Cheshunt
Hertfordshire
EN8 0NN

 01992 781100

 cheshunt@paulwallace.co.uk

 www.paulwallace.co.uk

 Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

 paulwallace
estate agents

Cheshunts leading estate agent.
Please get in touch for your free
property valuation.







GROUND FLOOR
243 sq ft (22.7 sq m) approx



1ST FLOOR
137 sq ft (12.7 sq m) approx



2ND FLOOR
222 sq ft (20.6 sq m) approx



TOTAL FLOOR AREA: 3902 sq ft (325.4 sq m) approx

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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.

Made with Metropix 5/2022







Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



Paul Wallace Estate Agents
 Brookfield Centre
 Cheshunt
 Hertfordshire
 EN8 0NN



01992 781100



cheshunt@paulwallace.co.uk



www.paulwallace.co.uk



Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed



Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.