



38 Hampton Dene Road,

Hereford
HR1 1UX



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A superb detached property, in a sought-after residential area with 5 bedrooms, 3 reception rooms, a self-contained annexe, 'in-and-out drive with good parking and attractive landscaped gardens.

This impressive, detached residence is pleasantly located in a well-established and highly sought-after residential area about a mile and a half north-east of the Cathedral City of Hereford. Local amenities include a range of shops, public house, doctors' surgery, bus service, churches, primary schools and the property is within the catchment of Bishop's Secondary School. The original property was constructed in the 1960s and has been substantially extended and updated and provides very spacious accommodation of 1,839 square feet with central heating and double-glazing. Within the grounds is a self-contained annexe which could be used for Air BNB, studio or as a home office.

Entrance Hall

With radiator, windows to front and an open tread staircase leading to the first floor.

Dining Room

With part panelled walls, storage cupboard, radiator, windows to front and side.

Study

With double doors from the entrance hall, radiator and door to the

Inner Hall

With oak-style flooring, radiator and cloaks cupboard.

Living Room

A lovely light space with recessed fireplace, wood-burning stove, raised hearth, oak flooring, windows to front, patio doors to side and panel glazed doors into the

Kitchen

Fitted with a range of contemporary style base and wall-mounted units with work surfaces and splashbacks, space for a range-style cooker, extractor hood, built-in dishwasher, 1 1/2 bowl sink unit, built-in fridge/freezer and a breakfast bar. There are two windows and a door to the rear.

Utility

Wash-hand basin, plumbing for washing machine, flagstone floor, radiator and window.

Cloak Room

With a low-level WC with concealed cistern, wash-hand basin with cupboard under, tiled floor, radiator and window.

Laundry Room

With a recess ideal for a fridge/freezer, radiator, 1 1/2 bowl sink unit with cupboards under, radiator, windows and door to the rear.

First Floor Landing

With a large window to the front and airing cupboard housing central heating boiler.

Master Bedroom

With 2 windows to the front, radiator and door to the

En-suite Bathroom

Fitted with a corner bath with shower fitment and mixer tap, large sink with cupboards under, tiled double shower cubicle with mains fitment, two windows and a ladder-style radiator.

Bedroom 2

With a walk-in wardrobe, radiator and windows to the front and side aspect.

Bedroom 3

With fitted wardrobes, radiator and window to rear.

Bedroom 4

With fitted wardrobe, radiator and windows to the rear.

Bedroom 5

With fitted wardrobe, shelving, radiator, window to the front.

Bathroom

With a shower bath, mixer tap, mains shower with overhead and hand held fitment, wash-hand basin, WC, ladder-style radiator and window.

Outside

To the front of the property is a large gravelled parking and turning area with an 'in and out' driveway, carport with adjoining store-shed and compound with light and power. There is a lawned front garden with flagstone pathway leading to the Annexe.

There is a lovely rear garden which is enclosed by fencing, laid to lawn with a paved patio and pergola, raised resin sunny seating area, a summer house, raised vegetable plot and leading from the laundry there is a covered canopy with an enclosure ideal for dogs.

THE ANNEXE

A door leads into the

Open Plan Kitchen/Living Area

The kitchen area is fitted with contemporary style units with a sink, 4 ring electric hob and extractor hood, laminate flooring, electric heater, air conditioning unit, down lights and door to the

Entrance Hall

With separate front entrance door and staircase leading to

Bedroom

With window, 2 Velux windows, storage area.

Shower Room

With shower cubicle with mains handheld and overhead fitments, glass screen, wash-hand basin with cupboards under, WC, ladder-style radiator, extractor fan.

Agent's Note

The range-style cooker can be purchased by separate negotiation.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

What3Words - [///mouse.agent.hung](https://www.what3words.com////mouse.agent.hung)

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

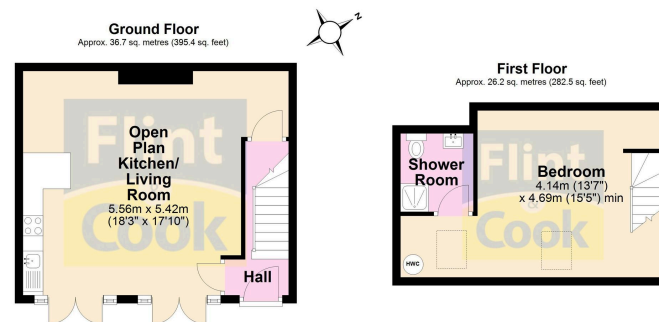
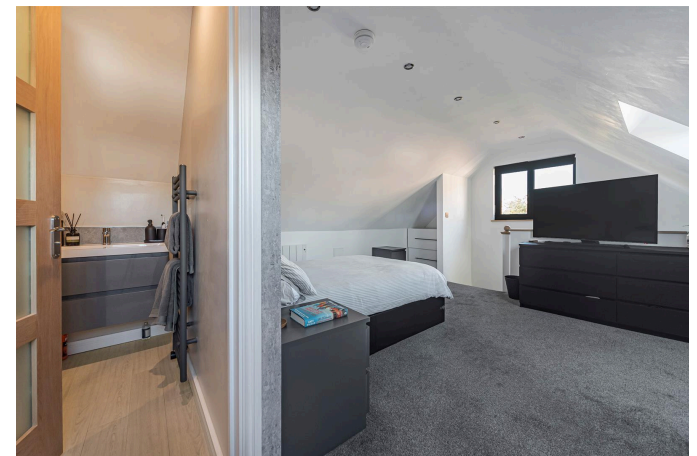
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

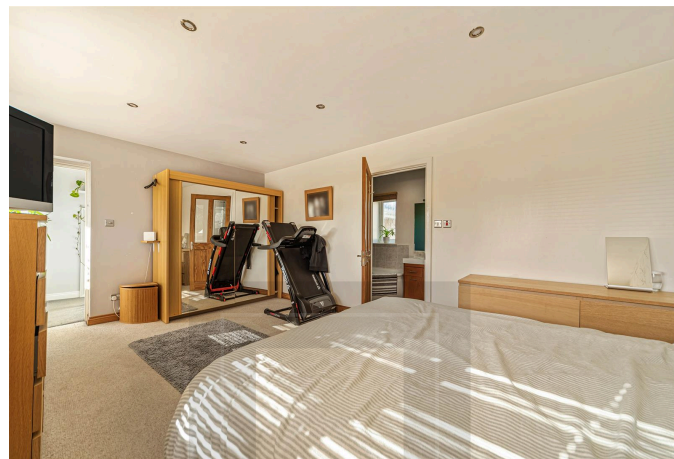
Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

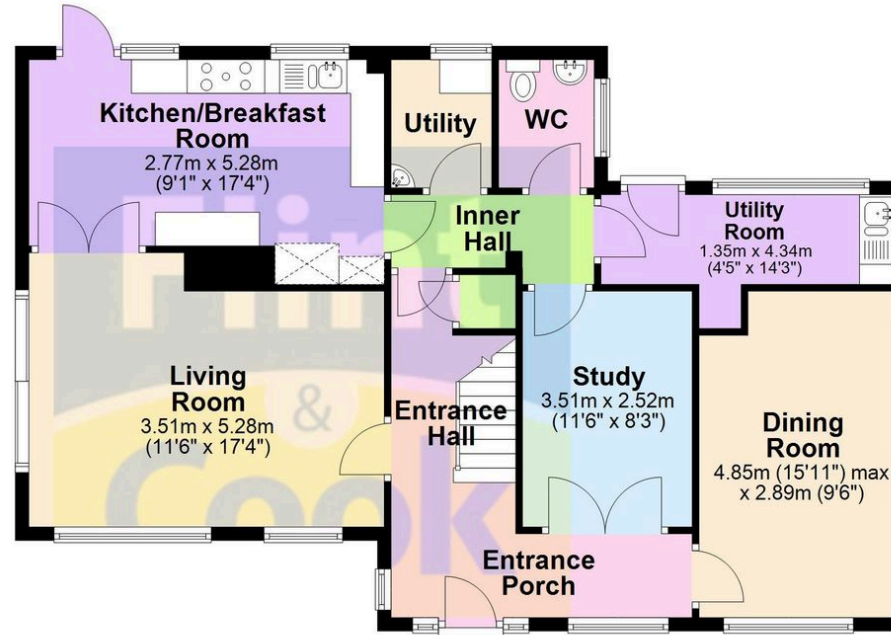
FC001153 March 2026



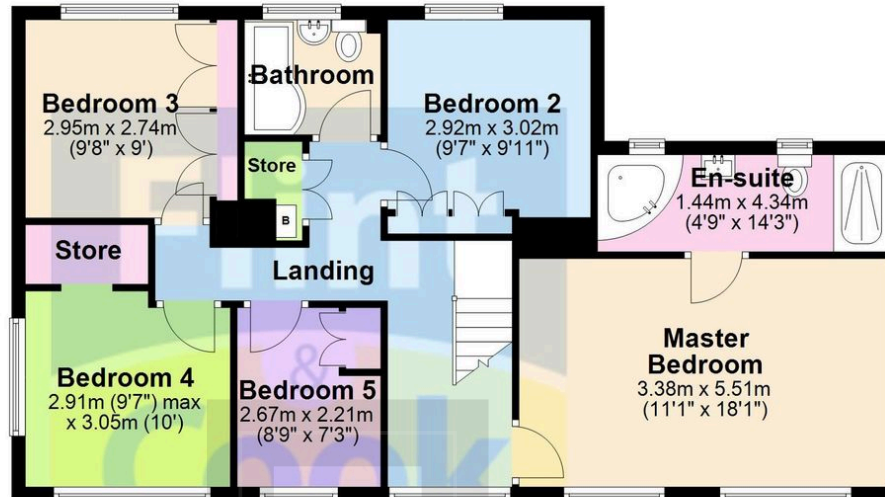
Total area: approx. 63.0 sq. metres (677.9 sq. feet)



Ground Floor
Approx. 90.4 sq. metres (972.7 sq. feet)



First Floor
Approx. 80.5 sq. metres (866.3 sq. feet)



Total area: approx. 170.8 sq. metres (1838.9 sq. feet)



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

