



7, Beechwood Close, Hertford  
SG13 7HW  
Price Guide £1,050,000





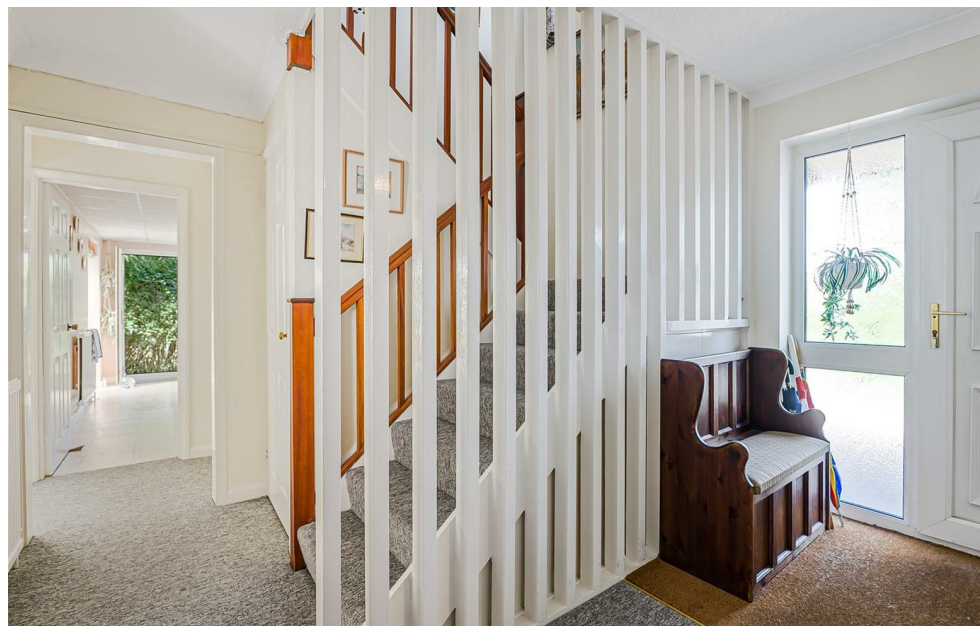
## 7 Beechwood Close, Hertford, Herts, SG13 7HW

Situated on one of Hertford's most sought-after residential turnings, this substantial and extended four-bedroom detached family home offers spacious and versatile accommodation within easy reach of Hertford Town Centre, Hertford East station, highly regarded schooling and an excellent selection of local amenities. Beautifully presented throughout, the property provides generous living space ideal for modern family life and entertaining. The ground floor features an impressive dual-aspect living room centred around a feature fireplace, with direct access opening onto the rear garden. This flows seamlessly through to a spacious dining area and a bright conservatory overlooking the garden beyond. The kitchen has been thoughtfully designed with a comprehensive range of fitted units, integrated appliances and useful side access, whilst a separate utility room provides additional practicality. Further accommodation on the ground floor includes a cloakroom/WC and a separate study, perfectly suited for home working or a playroom. Upstairs, the property offers four excellent-sized double bedrooms, all benefiting from fitted wardrobes. The principal bedroom is a particularly impressive space featuring a Juliet balcony with views across the rear garden, alongside a luxurious en-suite bathroom fitted with a four-piece suite. A modern and spacious family bathroom serves the remaining bedrooms. Externally, the property enjoys a beautifully maintained and private rear garden with mature planting, offering an ideal space for both relaxing and entertaining. To the front, there is ample off-street parking for several vehicles in addition to a detached double garage with power and lighting. The property also benefits from solar, keep the general running costs of a larger house down to a minimum.

The property is ideally located for commuters, with both Hertford East and Hertford North stations within easy reach, providing regular services into London Liverpool Street and London Moorgate respectively. There is also excellent road connectivity via the A10, A414 and M25. The area is particularly popular with families due to its selection of highly regarded primary and secondary schools, as well as the abundance of nearby green spaces, parks and countryside walks. Hartham Common, the River Lea and various sports and leisure facilities are all close by, whilst nearby shopping and everyday conveniences further enhance the appeal of this sought-after Hertford location.



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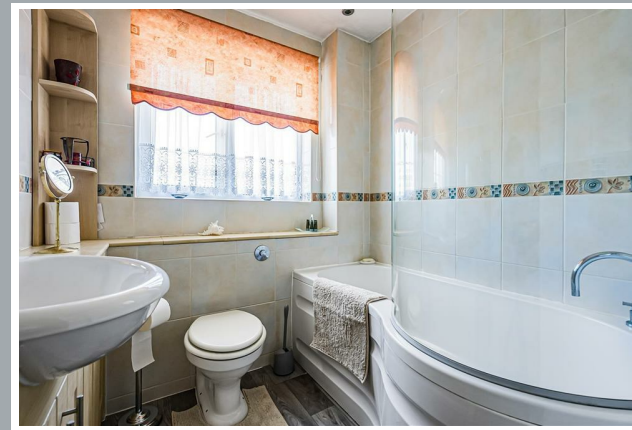




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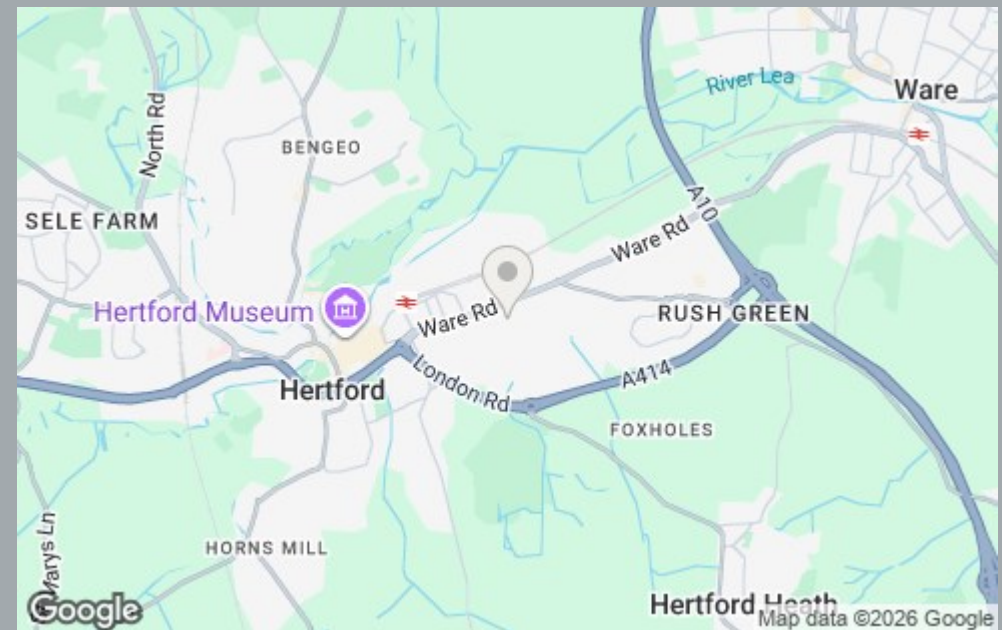


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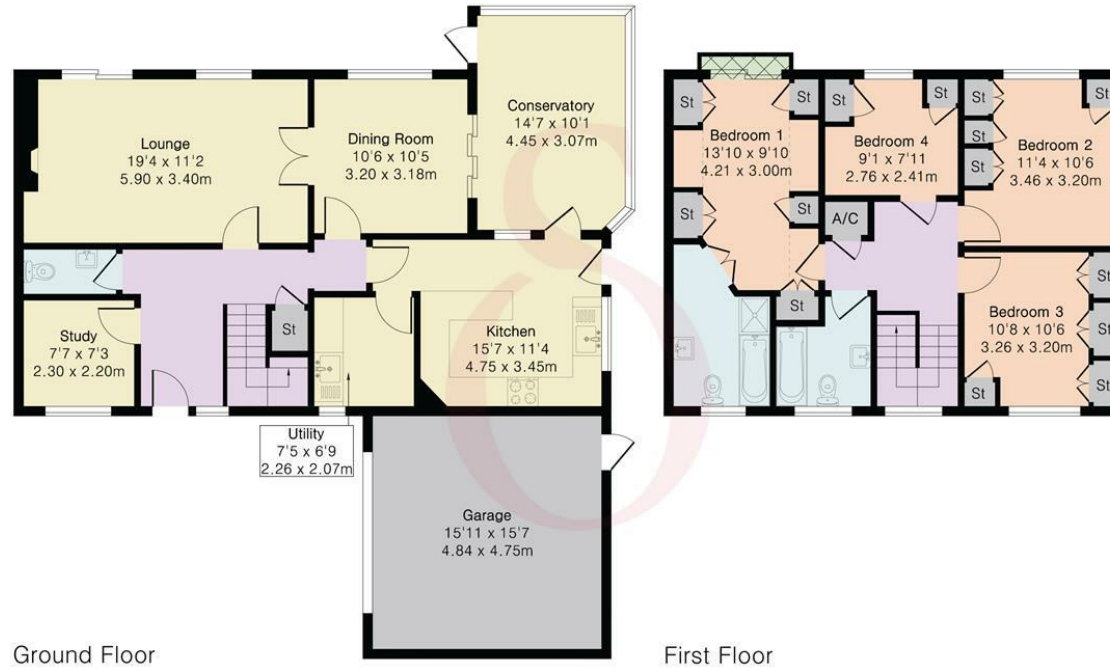
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**Approximate Gross Internal Area 1608 sq ft - 150 sq m  
(Excluding Garage)**

Ground Floor Area 935 sq ft – 87 sq m

First Floor Area 673 sq ft – 63 sq m

Garage Area 247 sq ft – 23 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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