



5, Wisdom Drive, Hertford
SG13 7RF
Guide Price £795,000



stevenoates.com



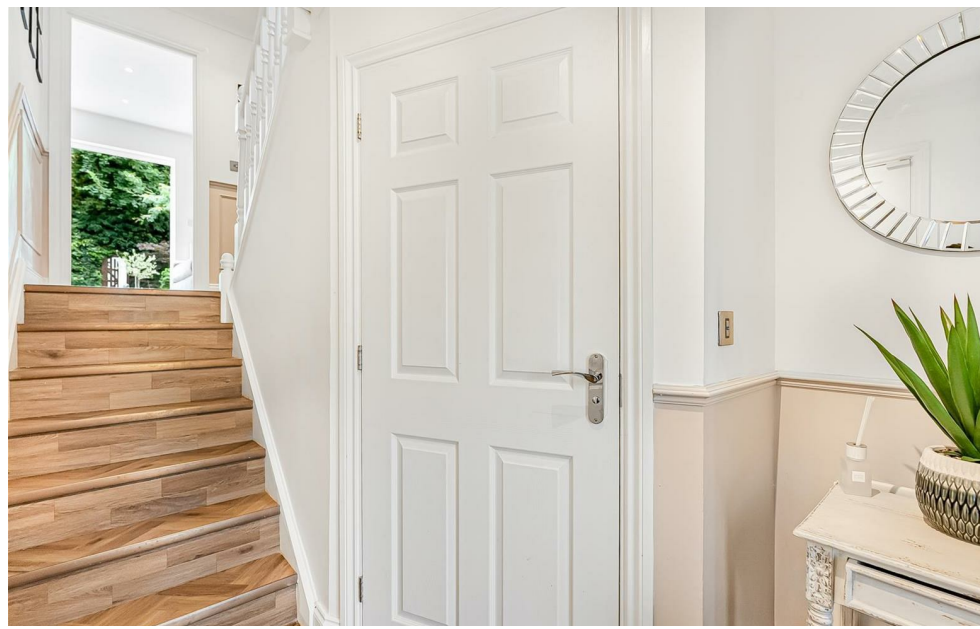
5 Wisdom Drive, Hertford, Herts, SG13 7RF

****CHAIN FREE**** Positioned within a desirable gated residential setting, 5 Wisdom Drive is an impressive and extensively renovated family home, offering generous and versatile accommodation arranged over five floors, with a particular focus on contemporary living and seamless access to the garden. The ground floor has been thoughtfully reconfigured, with the kitchen completely repositioned to create a superb open-plan entertaining space at garden level. The stylish kitchen features bi-folding doors opening directly onto the stunning, low-maintenance rear garden, creating an excellent connection between the indoor and outdoor living spaces. The ground floor also benefits from an integral garage, providing useful storage and parking. The first floor provides a spacious 17ft lounge, offering an excellent family reception room. This floor also features a generous bedroom with fitted wardrobes and a contemporary en-suite shower room. The top floor provides three further bedrooms, including an impressive master bedroom which benefits from fitted wardrobes and a luxurious en-suite shower room. The remaining bedrooms offer excellent flexibility for family living, guests or home working. Externally, there is driveway parking to the front for two cars and additional parking for visitors.

Wisdom Drive is ideally positioned within easy reach of Hertford town centre, offering an excellent balance of convenient town living and a desirable residential setting. Hertford's historic town centre is approximately 0.7 miles away, providing a fantastic selection of independent shops, cafés, restaurants, bars and everyday amenities. For commuters, Hertford East railway station is approximately 0.4 miles from the property, offering regular services towards London Liverpool Street, while Hertford North station is approximately 1.1 miles away, providing services towards London Moorgate and Finsbury Park. There are a number of well-regarded schools within the surrounding area, including Simon Balle All-Through School, approximately 0.3 miles away, with Abel Smith School also within approximately 0.3 miles. The property is also conveniently located for everyday shopping, with local supermarkets including Tesco Superstore on Ware Road and Sainsbury's on Hartham Lane. Hertford's wider town centre provides a comprehensive range of amenities, together with a choice of cafés, restaurants and leisure facilities.



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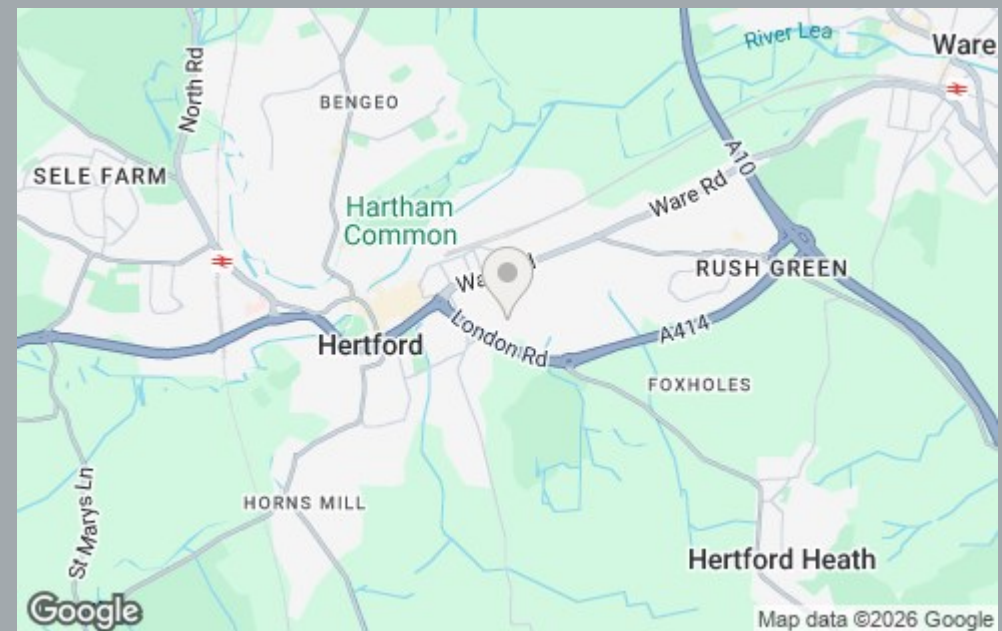


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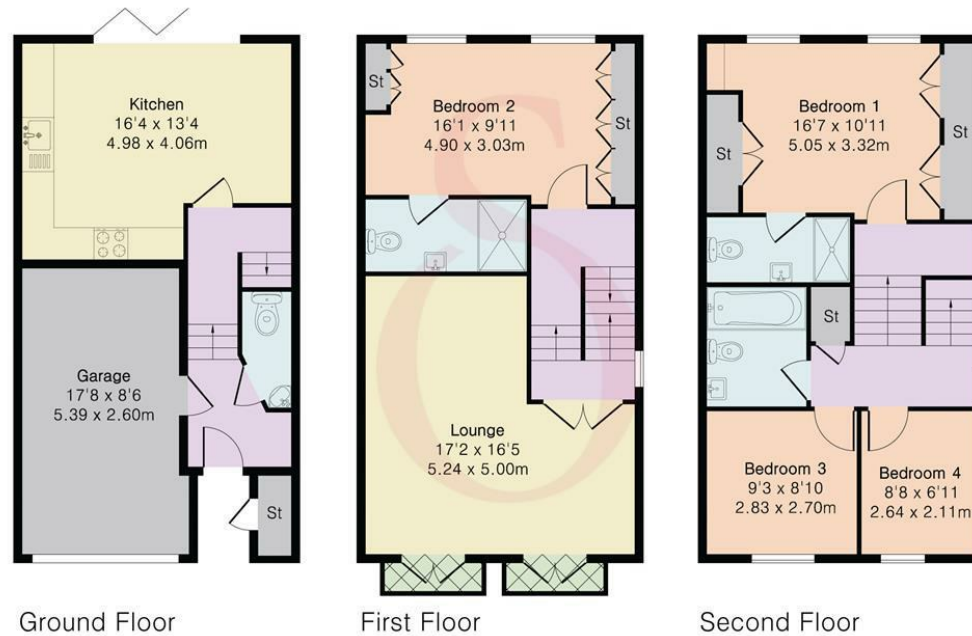
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**Approximate Gross Internal Area 1541 sq ft - 143 sq m
(Including Garage)**

Ground Floor Area 491 sq ft – 45 sq m

First Floor Area 525 sq ft – 49 sq m

Second Floor Area 525 sq ft – 49 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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