



Bluebell Close, Hertford, SG13 7UP



Welcome to Bluebell Close, Hertford

Situated in a quiet cul-de-sac on arguably one of the most sought-after roads within the popular Foxholes Estate, this rarely available four-bedroom, two-bathroom detached family home offers spacious and versatile accommodation throughout. Beautifully presented and larger than average, the property provides ample living space comprising a generous living room, separate dining room, and a bright conservatory overlooking the garden. The ground floor also benefits from a well-proportioned kitchen, a convenient downstairs cloakroom, and an integral garage offering excellent potential for conversion, subject to the usual planning consents. To the first floor are four well-sized double bedrooms, including a spacious principal bedroom with en-suite shower room, together with a modern family bathroom serving the remaining bedrooms. Externally, the property enjoys a private and secluded west-facing rear garden, ideal for entertaining and family enjoyment, with the added benefit of side access. To the front, there is off-street parking for several vehicles.



-Accommodation Overview-

Entrance Hall

Downstairs Cloakroom

Lounge

14' 7" x 11' 2" (4.45m x 3.40m)

Dining Room

11' 7" x 8' 9" (3.53m x 2.67m)

Conservatory

11' 7" x 8' 8" (3.53m x 2.64m)

Kitchen

14' 7" x 8' 9" (4.45m x 2.67m)

-First Floor Landing-

Bedroom One

11' 5" x 11' 2" into wardrobes (3.48m x 3.40m into wardrobes)

En-Suite Shower Room

Bedroom Two

11' 4" x 7' 10" into wardrobe (3.45m x 2.39m into wardrobe)

Bedroom Three

9' 8" x 9' 3" (2.95m x 2.82m)

Bedroom Four

8' 6" max x 8' 2" (2.59m max x 2.49m)

Bathroom

-Exterior-

Rear Garden

Driveway

Garage

17' 5" x 7' 10" (5.31m x 2.39m)



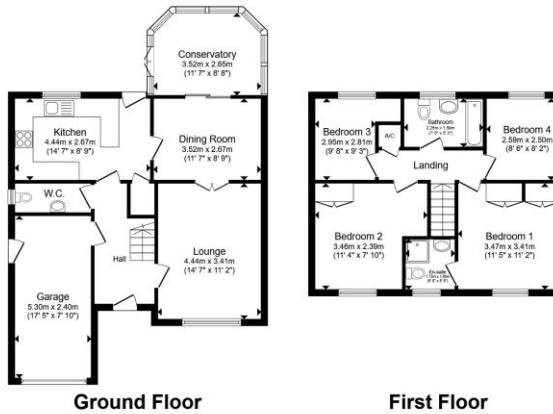
view this property online williamhbrown.co.uk/Property/HFD108325

Welcome to

Bluebell Close, Hertford

- Four Bedroom Detached Family Home
- Integral Driveway & Garage
- En-Suite Shower Room To Principle Bedroom
- VENDOR SUITED
- Downstairs Cloakroom

Tenure: Freehold
EPC Rating: D
Council Tax Band: F



Total floor area 121.5 m² (1,308 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



£650,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/HFD108325



Property Ref:
HFD108325 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01992 586501



Hertford@williambrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire, SG14 1ER



williambrown.co.uk