



SIMPLY HOMES

Broad Green Wood

Hertford SG13 8PS





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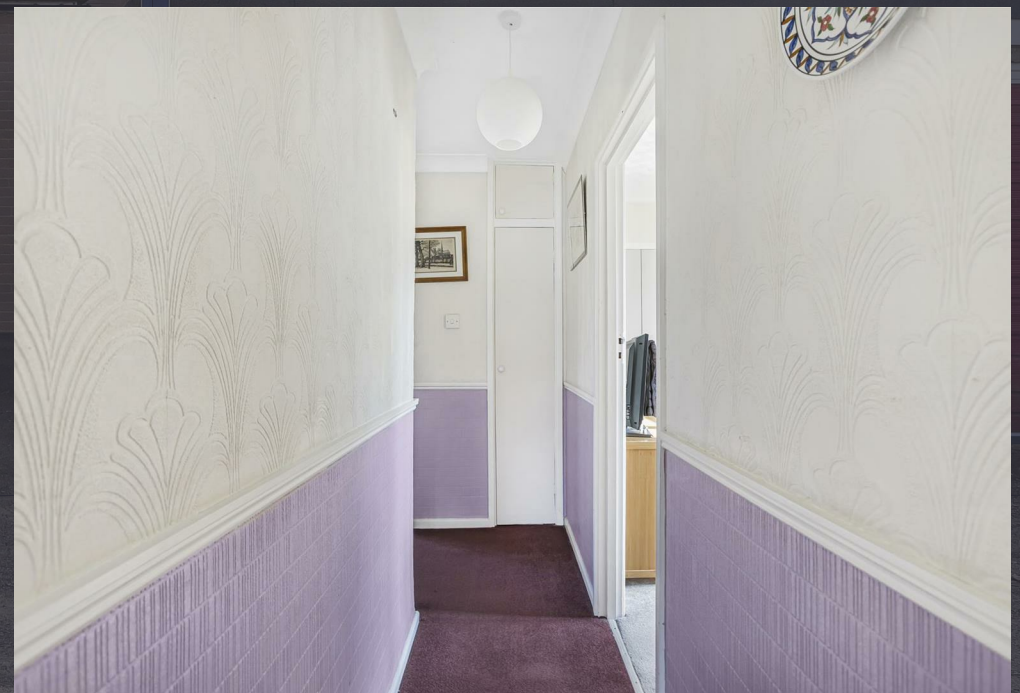
Simply Homes are delighted to market this rarely available and extended four-bedroom semi-detached property in the popular village of Bayford, Hertford. The residence is set superbly in a quiet cul-de-sac location, within the highly sought after Bayfordbury Estate and just 2.5 miles from Hertford town.

The ground floor accommodation comprises of large entrance hallway, with plenty of space for boots and coats. The hallway then leads to a double aspect kitchen, which really feels like the hub of the home and features a range of base/eye level units and integrated appliances. The kitchen is served by a separate utility room. The rear aspect conservatory really showcases the plot with completely unobstructed views of the garden. The ground floor also consists of a cloakroom/WC and two large reception rooms, currently acting as the living room and formal dining room.

To the first-floor landing, where there are four good sized bedrooms with fitted wardrobes and family bathroom. The principle bedroom is dual aspect and features its own en-suite bathroom.

Externally the home boasts a mature and approximately 200ft garden to the rear, predominately laid-to-lawn with paved patio seating area and mature well stocked tree and plant borders enclosed by panel fencing, outside tap and various storage sheds. The front of the property features the additional benefit of a large driveway and double garage, providing off-street parking for several cars.

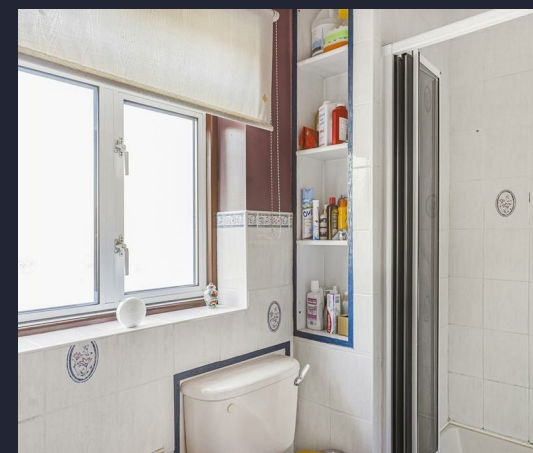
Bayford is one of the more highly regarded villages within Hertfordshire and is within easy access to various road and rail links; Bayford train station (0.8 miles/10min walk) servicing London's Moorgate station, with Broxbourne station service to London Liverpool Street and Hatfield (15min drive) with trains 25min into London Kings Cross. Hertford Town (3 miles) with its range of great schools, shops and restaurants and Little Berkhamsted's local village shop (1.6 miles) are also within easy access.









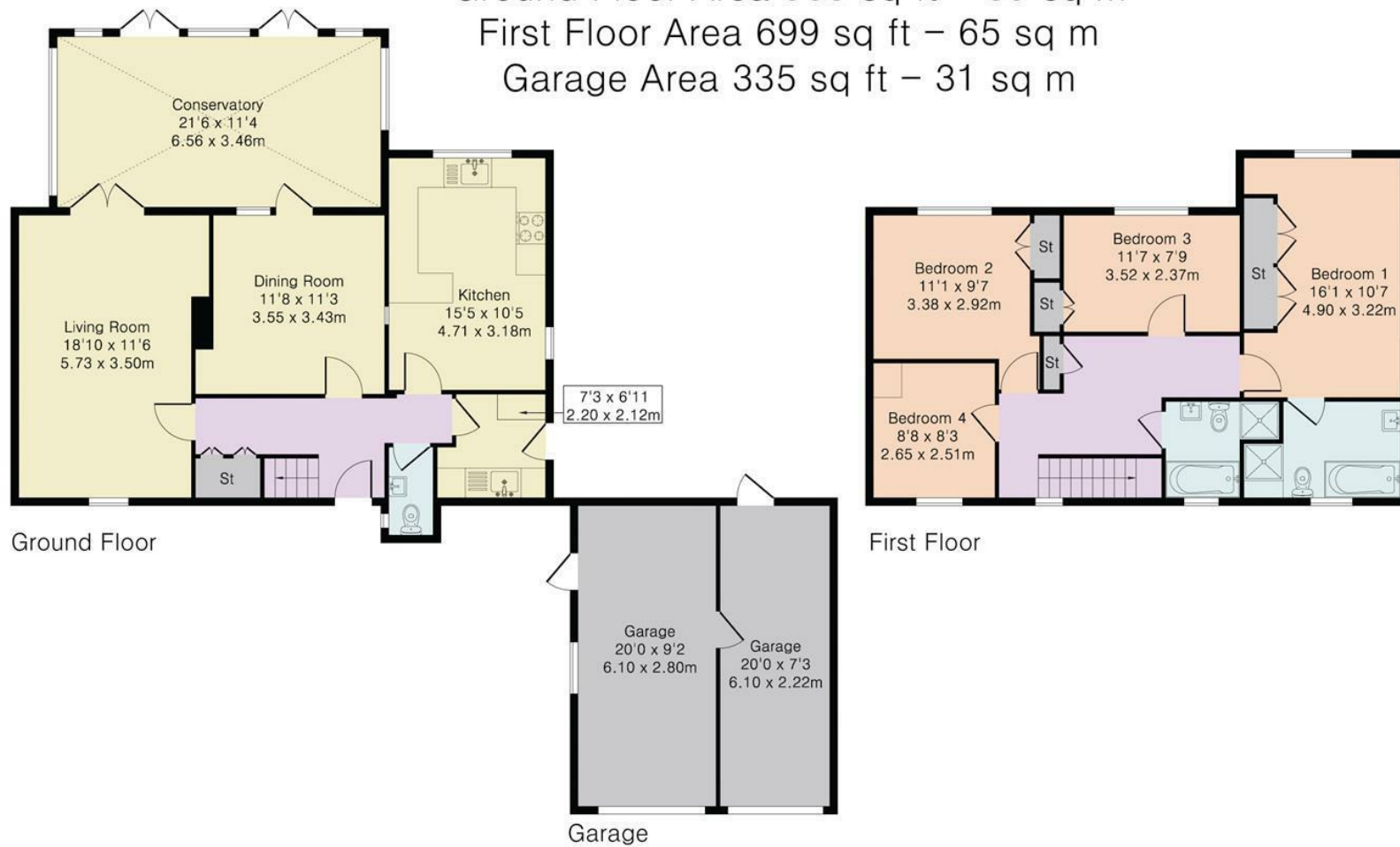


Approximate Gross Internal Area 1997 sq ft - 185 sq m

Ground Floor Area 963 sq ft – 89 sq m

First Floor Area 699 sq ft – 65 sq m

Garage Area 335 sq ft – 31 sq m









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