SIMPLY HOMES

Glovers Close
Hertford SG13 8DT

Price Guide £525,000

Glovers Close

Hertford SG13 8DT

DOUBLE SIZE CORNER PLOT - An end of terrace four-bedroom home with driveway, private wrap around garden, countryside views and a short walk to Hertford Town centre. Both train lines with links to Londons Liverpool Street and Kings Cross are also a short walk, as well as catchment to the best local primary and secondary schools including Simon Balle through school and Abel Smith primary both with outstanding Ofsted reports.

Enter the property via an entrance hall that leads to a re-fitted shower room and a Large L shape living room/diner. There is scope to open the kitchen up and create a 'Super Room' open plan kitchen/living/dining which opens up to the private rear garden. There is an additional reception room on the ground floor which currently serves as an office.

To the first floor landing, where there are four bedrooms and a family bathroom with built in wardrobes and rural views from the principal.

The exterior benefits from a raised decking and wrap around lawn area mostly laid to grass with summer house and privacy shrubs. There is a two car driveway to the front of the property. A rare feature for a property so close to amenities and train links into London.

- Summary -

- Ground Floor -

Entrance Hallway

Shower Room

Study   15'8" x 8'0" (4.78m x 2.46m)

Lounge/Dining Room   19'3" x 17'3" (5.89m x 5.27m)

Kitchen   11'9" x 7'0" (3.59m x 2.15m)

- First Floor -

Bedroom One   13'6" x 10'3" (4.12m x 3.13m)

Bedroom Two   12'5" x 7'6" (3.80m x 2.30m)

Bedroom Three   12'9" x 9'6" (3.91m x 2.90m)

Bedroom Four   10'4" x 6'11" (3.15m x 2.12m)
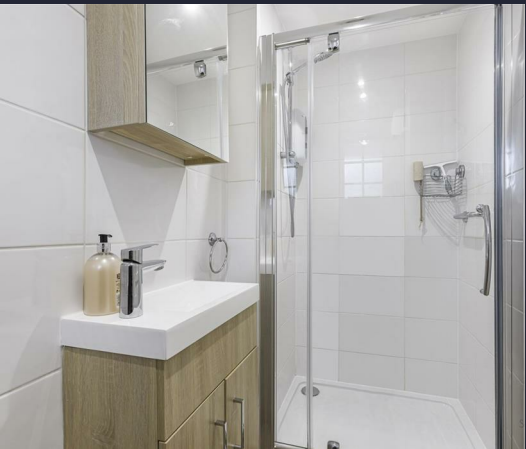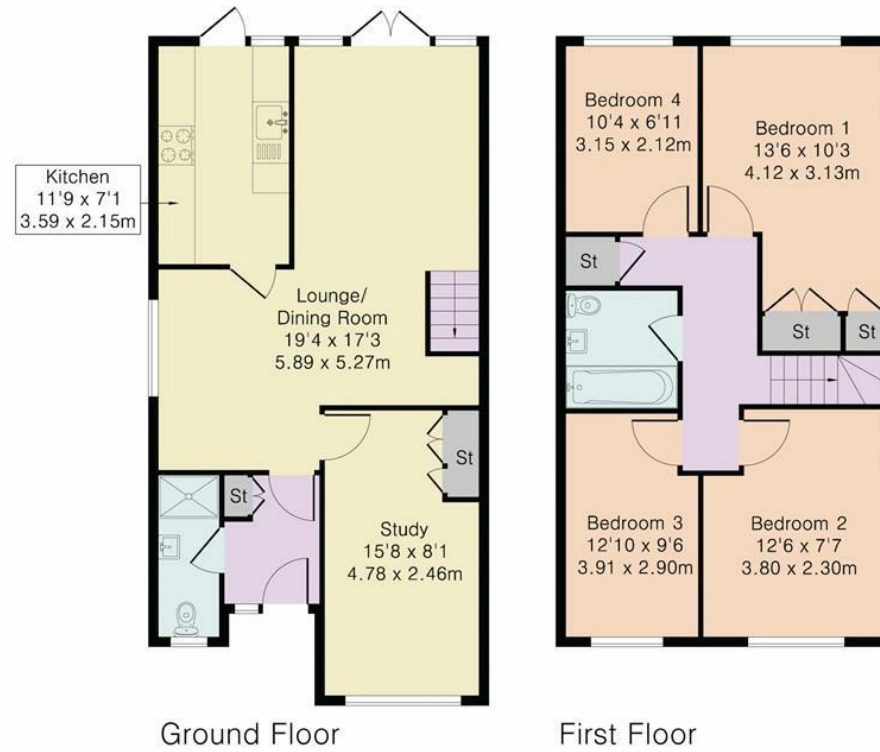
Family Bathroom

- Exterior -

Driveway

Rear Garden

Approximate Gross Internal Area 1119 sq ft – 104 sq m
Ground Floor Area 568 sq ft – 53 sq m
First Floor Area 551 sq ft – 51 sq m

Kitchen
11'9 x 7'1
3.59 x 2.15m

Lounge/
Dining Room
19'4 x 17'3
5.89 x 5.27m

St

St

Study
15'8 x 8'1
4.78 x 2.46m

Ground Floor

Bedroom 4
10'4 x 6'11
3.15 x 2.12m

Bedroom 1
13'6 x 10'3
4.12 x 3.13m

St

St

St

Bedroom 3
12'10 x 9'6
3.91 x 2.90m

Bedroom 2
12'6 x 7'7
3.80 x 2.30m

First Floor

PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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.

SH
SIMPLY HOMES

SIMPLY HOMES

115 Fore Street | Hertford | SG14 1AS | 01992 558 557 | sales@simply-homes.co.uk | simply-homes.co.uk | Find us on 🟦 🐦 📷