



SIMPLY HOMES

**London Road**

Hertford SG13 7LG

Price Guide £800,000



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## Summary:

Simply Homes are delighted to offer this chain-free, four-bedroom detached family home, discreetly positioned within a quiet cul-de-sac in one of Hertford's most prestigious residential areas. The home offers generous accommodation throughout and the potential to create a truly bespoke residence.

## Accommodation:

The ground floor is thoughtfully arranged to suit modern family life while offering excellent scope for enhancement and personalisation. A welcoming entrance hall leads to a cloakroom/WC and utility room, before opening into a series of generous reception spaces. These include a spacious living room, a formal dining room and an impressive family room featuring a vaulted ceiling and sliding doors that draw natural light through the space and provide seamless access to the rear garden, ideal for both everyday living and entertaining. A newly installed combi boiler (October 2025) adds peace of mind and efficiency.

The first floor offers four well-proportioned bedrooms arranged around a central landing. The principle bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. Each room enjoys excellent natural light and offers comfortable, flexible accommodation for growing families.

## Exterior:

Externally, the property continues to impress with a sunny and private rear garden, perfect for outdoor relaxation and entertaining. To the front, there is an integral garage alongside a secluded driveway providing off-street parking for three to four vehicles.

## Location:

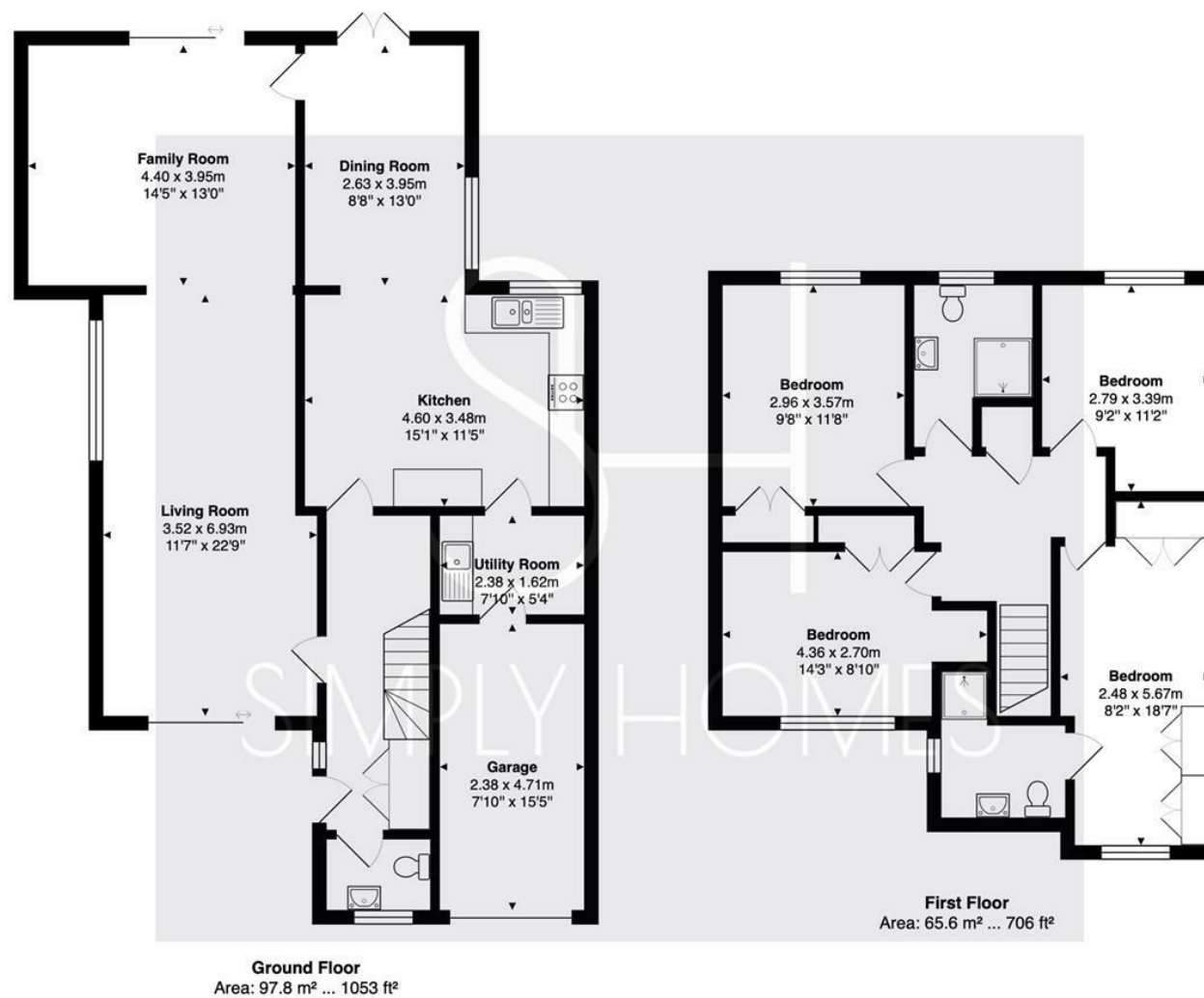
Located within the highly sought-after SG13 postcode, the property is walking distance to the outstanding local schools including Simon Balle All-Through School, Richard Hale and Abel Smith Primary, making it an exceptional choice for families. Hertford East Station, the town centre and key road links are also within walking distance, offering an ideal balance of refined family living and commuter convenience.



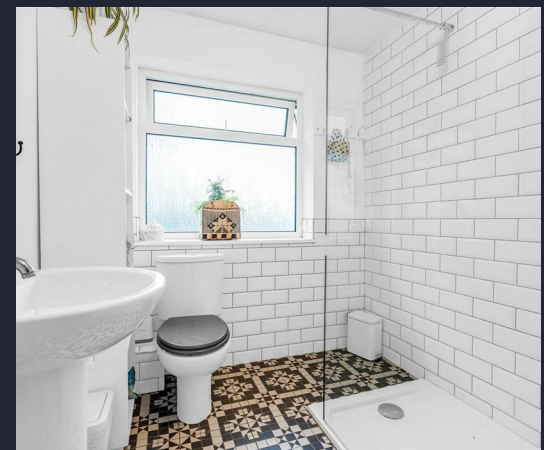




















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