



SIMPLY HOMES

Wentworth Road

Hertford SG13 8JP

Price Guide £695,000



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Summary:

Simply Homes are delighted to bring to the market this delightful three bedroom, two bathroom detached bungalow set in a quiet residential area on the favoured south side of Hertford. Enjoying a long driveway leading up to the detached garage, a deceptively large garden with brick built greenhouse and a super conservatory, this lovely home has a wonderful open aspect to the front overlooking a generous green space. Bungalows like this rarely come to the market, so this property presents an amazing opportunity. The home is in need of modernisation and offers fantastic scope to extend both on the ground floor and into the loft (STPP).

Accommodation:

The fully enclosed porch leads into an open plan dining room of really good size and proportions, generously lit by a large double window to the front. The bedrooms are nicely spaced through the house, with one at the front and the other two towards the rear. Each of them is a good size and certainly any of them would function equally as well in alternative roles should they not all be needed as bedrooms. Home office, hobby room, gym, TV room, library/reading room all fall readily to mind, but there are many others of course.

A nice feature, adding a whole extra layer of practicality and flexibility, are the two separate bathrooms. One of them has a shower and the other a fitted bath with shower attachment and screen.

The kitchen is a good size and has been cleverly designed to make maximum use of the space available. An extensive range of wall and floor mounted cupboards ensure more than ample storage space and extensive food preparation areas, still leaving plenty of room for the necessary appliances, either free standing or easily integrated. This room is certainly large enough to be slightly adjusted to incorporate a breakfast bar if needed for those grab and go meal times.







Occupying the rear left corner of the property is the spacious living room. At twenty four feet long, this is a large room by any measure, and so offers myriad options as to how best to furnish and lay it out. An imposing stone effect chimney breast takes centre stage, with a fabulous fireplace and a decoratively finished copper hood. The natural light floods in through a deep, full width window looking out onto the rear garden, as well as another large window to the side. This room is comfortably large enough to be a consummate multi tasker, readily accepting a large lounge suite or multiple sofas as well as a dining table and chairs if needed, thereby freeing up the separate dining room for a different use if that better suits your needs. The icing on the cake is the lovely conservatory adjoining the living room. A top quality installation and sheltered location make this a really usable room all year round. In terms of how you choose to use each room, this whole property is an absolute blank canvas.

Exterior:

The nice open frontage to this pretty bungalow is dressed with low maintenance artificial grass and some pretty borders planted with bushes and shrubs, alongside the generous driveway and additional parking that runs up to the detached garage. It would be a simple task to convert the frontage to provide even more off street parking if required.

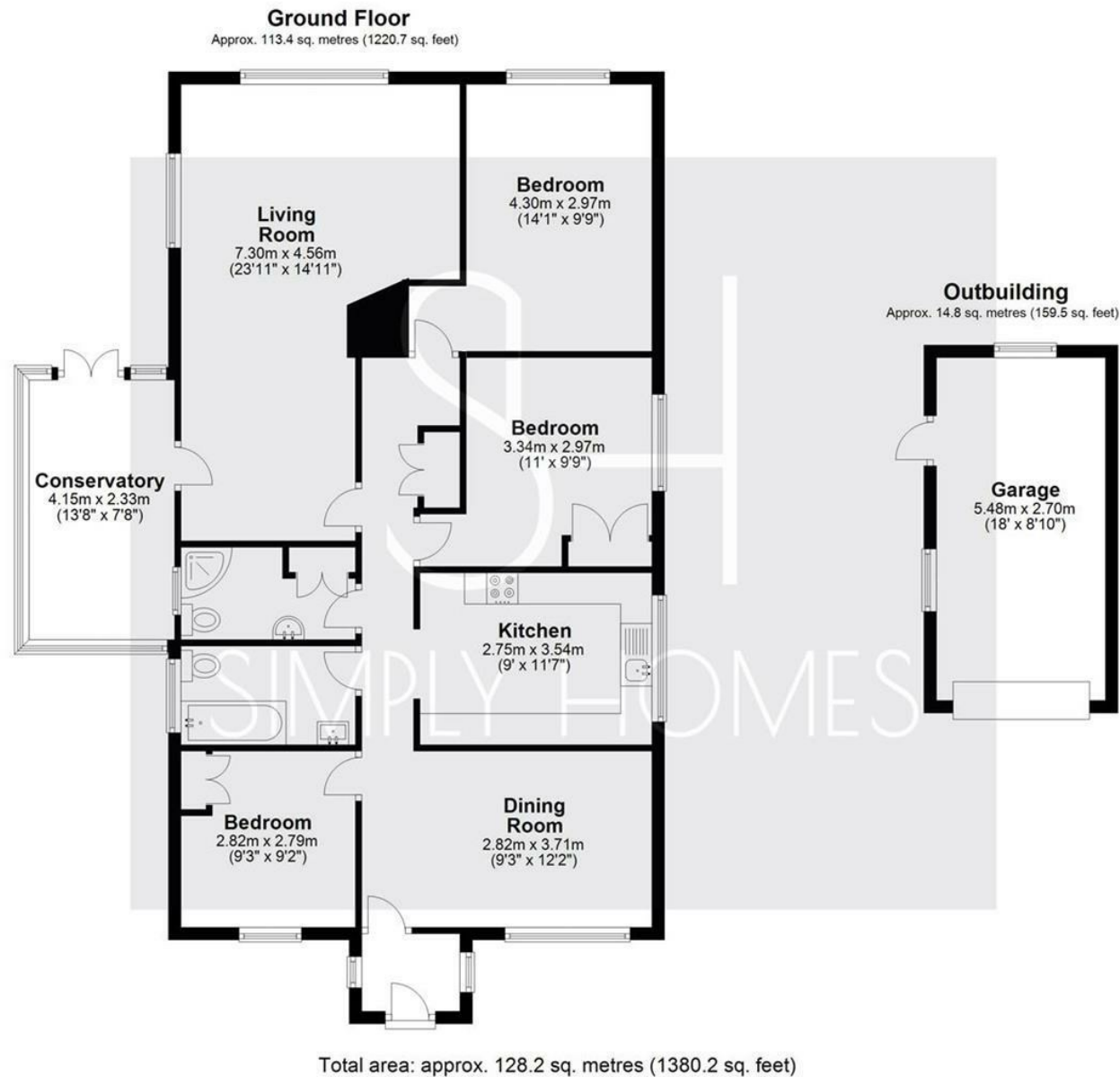
A separate gate alongside the garage gives convenient direct access from the driveway into the rear garden without the need to walk muddy feet through the house. The rear garden is deceptively large, fanning out from the back of the house and garage. Mature shrubs and specimen trees punctuate this lovely green space, with multiple hedges giving shape and interest to the extensive lawns, with paved pathways winding their way through and around them.

Location:

This lovely bungalow is perfectly positioned in the ever popular south side of Hertford and enjoys an enviable location close to the highly rated Morgan's Primary School and Richard Hale Senior School. Set in a quiet residential area just a few minutes from the wonderful Hertfordshire countryside yet within easy reach of the centre of Hertford with it's wide ranging shops, restaurants and bars, along with two mainline stations giving speedy access into central London.









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