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Hornbeam Close, Hertford

A 1930's semi-detached house with stunning far-reaching views and a large secluded garden just a short walk from Hertford North.

Offers Over £600,000

01992 87 85 80



Overall Description

This 1930's semi-detached house sits in an elevated location with superb far-reaching views from all of the rooms at the rear as well as the raised decking and garden. The property has three bedrooms and a bathroom upstairs, with an entrance hall, cloakroom, sitting room, kitchen/dining room and utility room on the ground floor. There is a good-sized and sunny raised area of decking to the rear, accessed from French doors out of the sitting room, leading on to a large and surprisingly private back garden running down the hill behind. This is very peaceful and secluded and is a major feature of this property. The house has a sloping driveway to the front and garage which is large enough for a motorbike and for storage. We have an Open House organised from 10am to 11am on Saturday 13th September, so please do call to arrange a time slot.

Location

This semi-detached home sits in an elevated position in highly desirable Bengoe, towards the northern edge of Hertford and just a five to ten minute's walk from Hertford North Station (with its regular services to Finsbury Park and Moorgate) and only a short walk of around ten to fifteen minutes to the town centre. Hertford East, with regular services to Liverpool Street, is the other side of town and Hertford is also conveniently located for the A10, A414 and A1. Hertford has a very good range of local facilities such as the new theatre, castle with attractive grounds, as well as shops, pubs, restaurants, and supermarkets. It is an attractive and very pleasant place to live, popular with young professional couples and commuters moving out of London. The town is surrounded beautiful countryside and has a wide range of sporting and leisure pursuits close to hand including Hartham Common with its riverside walks and cycle path, activity centre, swimming pool and tennis courts.

Accommodation

Steps lead down through the front garden to the part glazed front door into the:

Front Porch 2'8 x 5'8 (0.81m x 1.73m)

Door to:

Entrance Hall 11'9 x 5'4 (3.58m x 1.63m)

Picture rail. Tiled floor. Stairs to first floor. Under-stairs cupboard. Cupboard housing electrics. Tiled floor.

Cloakroom 5'4 x 2'4 (1.63m x 0.71m)

Frosted window to side. Low-level wc. Wash-hand basin with tiled splash-back. Tiled floor. Radiator.

Sitting Room 16'3 x 11'11 (4.95m x 3.63m)

Window to front. Original 1930's fireplace with oak mantel, brick surround and tiled hearth. Wood-effect laminate floor. Picture rail. Ceiling panelling. TV aerial point. Two radiators. French doors out to the raised decking with superb far-reaching views.

Kitchen/Dining Room 11'5 x 10'11 (3.48m x 3.33m)

Window to rear with superb far-reaching views. Kitchen units with roll-top worksurfaces, stainless steel sink unit and tiled splash-back. Space for electric cooker with stainless-steel extractor over. Space for American-style fridge/freezer. Space and plumbing for dishwasher. Tiled floor. Radiator.

Utility Room 9'2 x 5'3 (2.79m x 1.60m)

Window to rear. Kitchen units, roll-top worksurfaces. Space and plumbing for washing-machine. Space for tumble-drier. Tiled floor. Radiator. Glazed door to garage.

First Floor 10'6 x 5'11 (3.20m x 1.80m)

From the hall stairs lead up to the landing. Two windows to front. Picture rail. Pannelled ceiling. Loft hatch (loft is part-boarded with a ladder).

Bedroom One 11'11 x 10'1 (3.63m x 3.07m)

Window to rear with far-reaching views. Fireplace with ornate cast iron surround. Fitted wardrobes. Picture rail. Pannelled ceiling.

Bedroom Two 10'1 x 9'7 (3.07m x 2.92m)

Window to rear with far-reaching views. Picture rail. Pannelled ceiling. Three fitted double wardrobes. Radiator.

Bathroom 5'9 x 4'7 (1.75m x 1.40m)

Frosted window to side. Panel bath with shower and glass shower screen. Wash-hand basin. Tiled walls and floor. Modern heated towel-rail. Dado rail.

Bedroom Three 7'11 x 5'11 (2.41m x 1.80m)

Window to front. Wood-effect laminate floor. Picture rail. Dado rail. Telephone point.

Outside

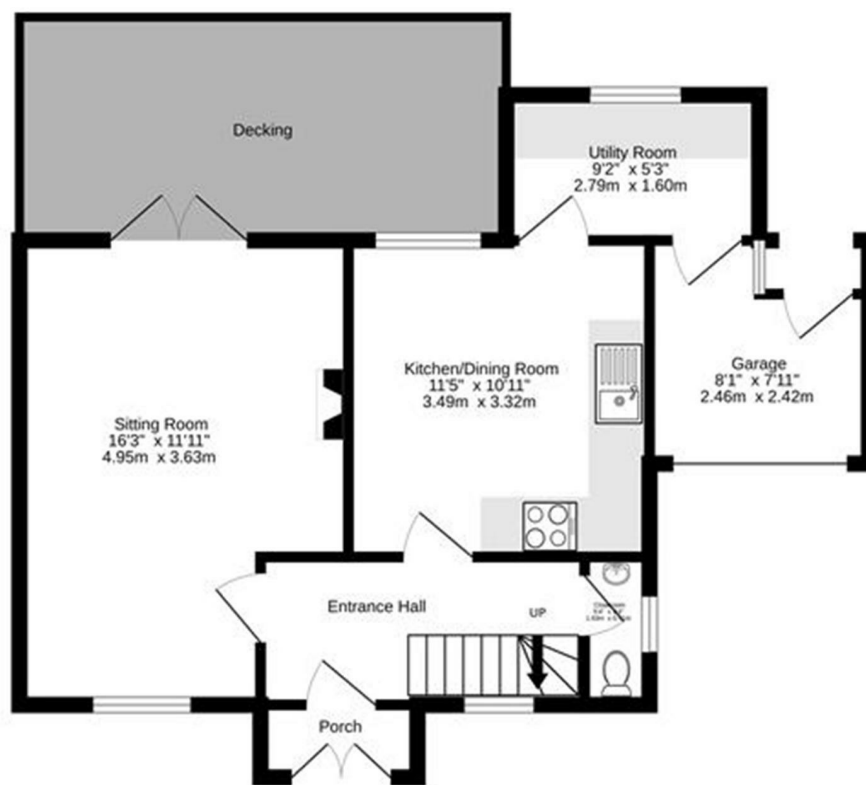
The front garden is steep with steps down to the front door and a driveway down to the garage. To the rear of the house is a good-sized raised area of decking with lovely views. Steps lead down the the garden with a garden store under the utility and door back into the garage. The back garden is large and sloping with a garden pond, shed, central steps and relatively flat lower section with mature tree borders. The garden is surprisingly private, very peaceful and you have to pinch yourself that you are in a town not the countryside.

Services & Other Info.

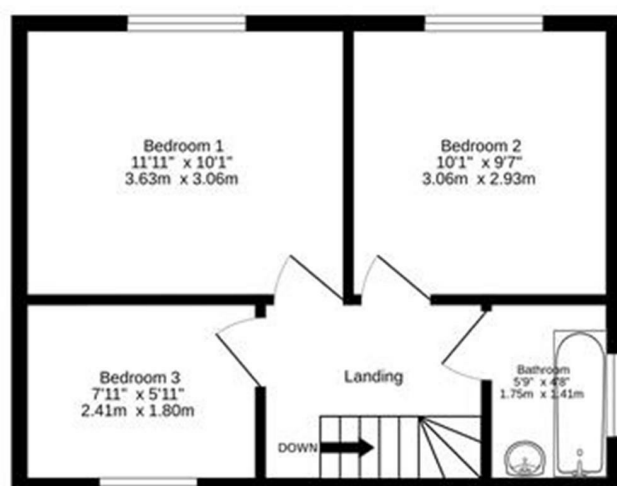
Mains water, drainage, gas and electricity. Gas central-heating. Council Tax Band: E. TV aerial point. Telephone connected.



Ground Floor
507 sq.ft. (47.1 sq.m.) approx.



1st Floor
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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