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The beautifully simple new way to sell your home

Sandy Close, Hertford

A nicely presented detached 1930's house with ground floor annexe in an elevated position just a minute's walk from Hertford North Station. Viewing Morning Saturday the 20th of March. Upward chain in place. Virtual Video Guided Tour on You Tube.

• Detached 1930's House • Flexible Accommodation • Ground Floor Annexe • Three Bedrooms • Two Bathrooms • Two Kitchens • Two Receptions • Gas CH, DG Windows • Garage & Parking • Front & Back Gardens

£750,000

01992 87 85 80

Overall Description

This is a detached 1930's house that has been significantly extended to the rear in the 1980's and now offers spacious and flexible family accommodation close to Hertford North station, so an ideal location for families wishing to move out of London but still be conveniently positioned for commuting. The property has two double bedrooms and a bathroom upstairs with a further bedroom and bathroom on the ground floor in the annexe, which has its own front door and kitchen, so could be used as additional accommodation for a family member (elderly relative, teenager) but could also serve as somewhere to run a business from home or as a home office (subject to the usual consents). The house has an entrance hall leading to the main kitchen and two good-sized reception rooms, a sitting room with gas fire and glass doors into the dining room. The property is in good decorative order, with double-glazed windows and gas central-heating. To the side of the house is a garage with parking spce in front and there is scope to create additional off-street parking should you wish. The majority of the garden is to the front and side, with flowerbeds, areas of lawn and a wall along the border and there is a private patio area to the rear. This is a perfect property for buyers that are looking for a property close to the staion that offers flexible living accommodation and the scope for further extension/improvement over time (subject to planning). We have a second viewing morning planned from 11am on Saturday 20th March, so please call to book a time slot. The owner has a sale agreed on an empty property so the upward chain is in place. To watch our Virtual Video Guided Tour of the property simply search "2 Sandy Close, Hertford" on You Tube.

Location

This house sits in an elevated position just around the corner from Hertford North station with its regular services to London (Moorgate, Finsbury Park and and Kings Cross) and a handy shop/newsagents. There is a row of good local shops including butchers, bakers, pharmacy, post office and Co-Op around a five minute walk away and the property is also close to excellent local schools such as the St Josephs Catholic Primary School, Hollybush Primary School and Sele School (a co-educational secondary school and sixth form with academy status). It is in an accessible location on the west side of Hertford with the A414 providing easy access to Welwyn Garden City, Hatfield and the A1/A10. Hertford, the historic county town of Hertfordshire, has a very good range of amenities including shops, supermarkets, a theatre, regular markets, sports clubs and also has many excellent restaurants and a lively night life and the centre of town is only around ten minute's walk away. Hertford is surrounded by beautiful open countryside with multiple footpaths and cycle tracks leading across farmland and through local woods so it is a great place to move if you want to escape London but still be within an easy commute.

Accommodation

A pathway leads through a gate and up some steps to the front door into the:

Entrance Hall 6'11 x 5'7 (2.11m x 1.70m)

Stairs to first floor with deep under-stairs cupboard. Alarm control panel. Telephone point. Radiator.

Sitting Room 15'10 x 15'2 (4.83m x 4.62m)

Window to front. Fireplace with gas-fire, brick surround, wooden mantel and tiled hearth. Two arched alcoves. TV aerial point. Radiator. Glazed double doors to the:

Dining Room 14'4 x 12'6 (4.37m x 3.81m)

French doors with full height windows to either side leading out to the rear patio. Two further frosted windows to the side. Radiator.

Kitchen 12'6 x 9'10 (3.81m x 3.00m)

Window to side. Kitchen units with roll-top work surfaces, ceramic sink unit and a tiled splash-back. Breakfast bar. Fitted Neff gas-hob with extractor above. Eye-level Neff oven and grill. Fitted fridge. Fitted Neff dishwasher. Amtico flooring. Door into the Annexe.

Annexe Hallway 15'6 x 3'4 (4.72m x 1.02m)

A separate side door from the garden leads into the annexe hallway. Window to side. Radiator. Wooden flooring.

Bedroom Three/Office 11'3 widest x 9'4 (3.43m widest x 2.84m)

Window to rear. Telephone point. Deep storage cupboard. Radiator.

Shower Room 8'2 x 5'9 (2.49m x 1.75m)

Frosted window to rear. Fitted shower cubicle. Low-level wc. Vanity unit with wash-hand basin and cupboards beneath. Tiled walls. Extractor fan. Spotlights.

Utility Room 8'2 x 5'6 (2.49m x 1.68m)

Window to rear. Roll-top work surfaces with stainless steel sink unit and space/plumbing for washing-machine and tumble-drier beneath. Space for fridge/freezer. Wall mounted Worcester gas-boiler.

First Floor 6'9 x 5' (2.06m x 1.52m)

From the entrance hall stairs lead up to the first floor landing. Arched window to front. Loft hatch.

Master Bedroom 12'4 x 11'10 (3.76m x 3.61m)

Windows to front and back with views across to Bengeo. Fitted wardrobes with sliding mirrored doors along one wall. Radiator.

Bathroom 8'8 x 5'7 (2.64m x 1.70m)

Frosted window to rear. Panel bath with shower above and glass shower screen. Low-level wc. Vanity unit with wash-hand basin and cupboard neneath. Airing cupboard with hot water cylinder and wooden slatted shelving. Radiator.

Bedroom Two 12'10 x 9'10 (3.91m x 3.00m)

Windows to side and rear. Over-stairs waardrobe with clothes rail and shelving. Radiator.

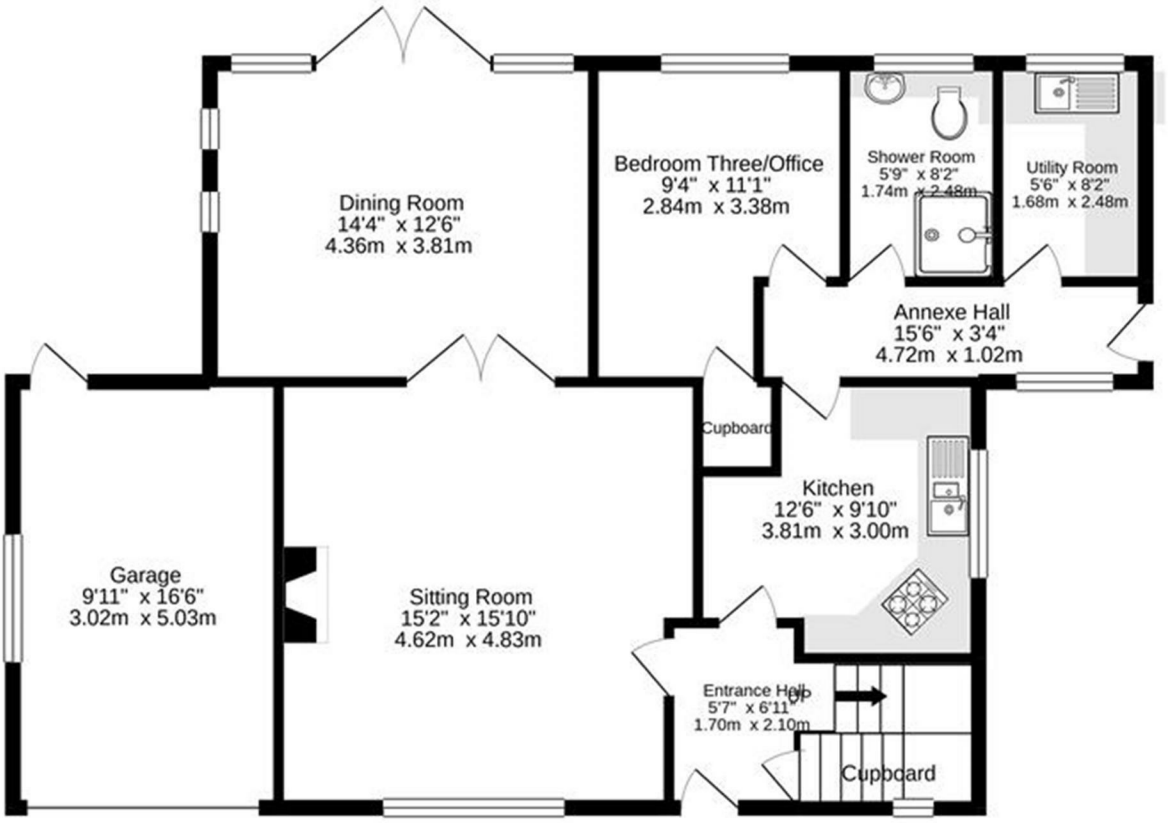
Outside

The property sits in a good-sized corner plot with a private driveway with parking for one car - and space to create more parking if needed - leading up to the GARAGE: 16'6 x 9'11 with garage door to the front, door to the back garden, electric light/power and vaulted ceiling. The majority of the property's garden is to the front and side of the house, with areas of lawn, flowerbeds and a fence border. To the rear is a pleasant raised patio next to the French doors from the dining room, an ideal space to entertain.

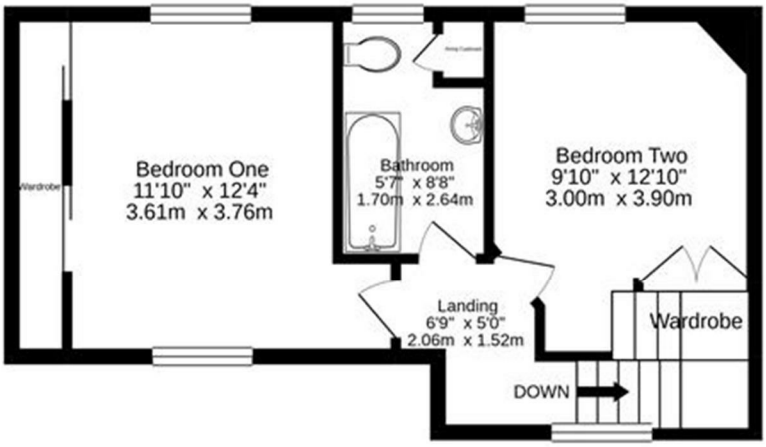
Services & Other Info.

Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. TV aerial. Telephone point.

Ground Floor



1st Floor



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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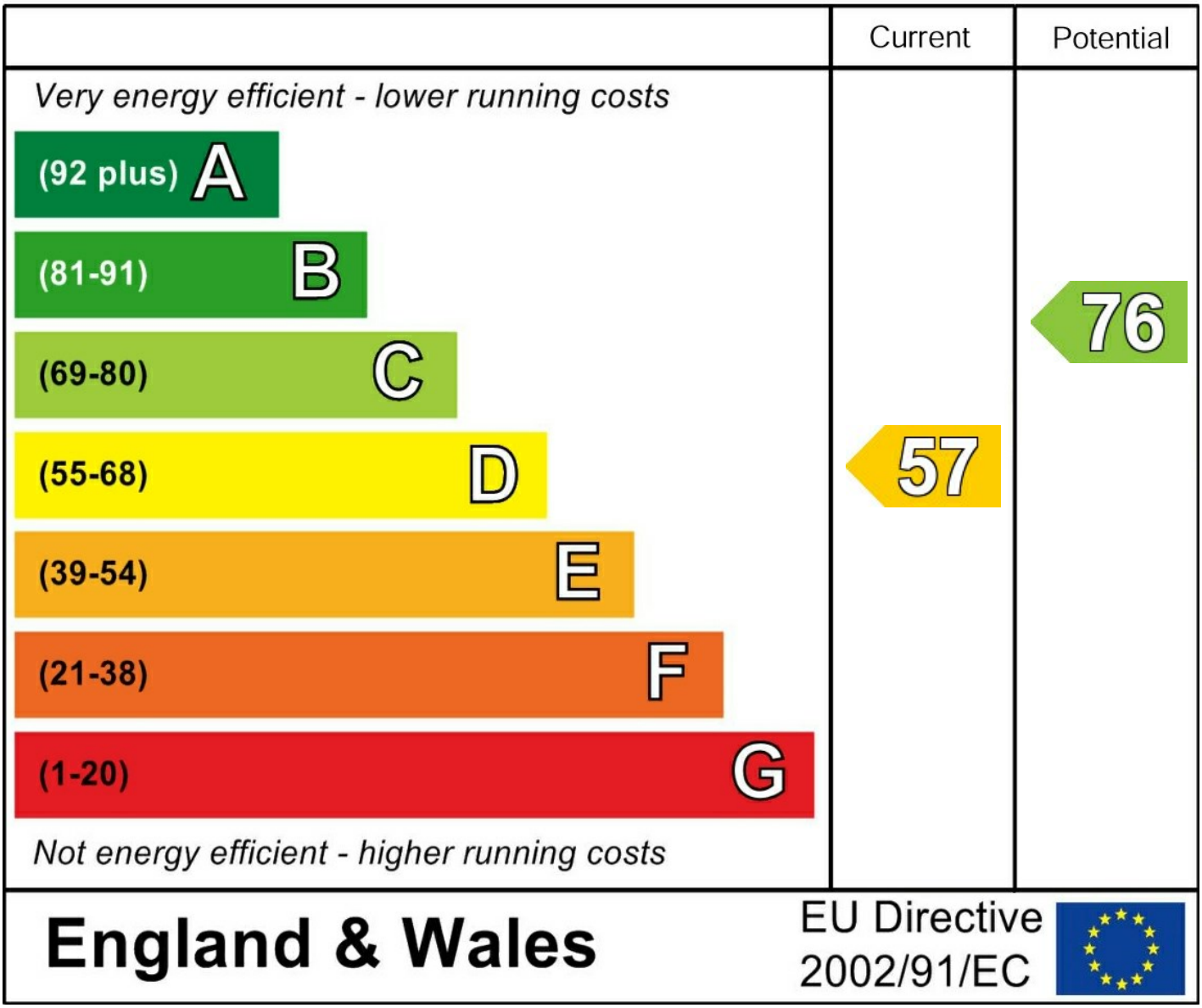
Energy Efficiency Rating



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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