



Temple Fields, Hertford, SG14 3LR

Welcome to Temple Fields, Hertford

Set over three floors, this well-proportioned three / four-bedroom family home offers versatile living space, perfect for modern family life. The ground floor features a bright and airy open-plan kitchen/dining room with direct access to a conservatory, seamlessly connecting indoor and outdoor living. Additionally, a garage conversion provides a cozy snug room or additional bedroom, while a separate office with dual-aspect windows offers an ideal work-from-home space. A stylish and modern downstairs bathroom completes this. On the first floor, you will find a generously sized dual-aspect living room, along with a well-proportioned double bedroom. The top floor offers a further two double bedrooms and shower room. Externally, the property benefits from off-street parking for two vehicles, EV charger and a private, secluded rear garden perfect for outdoor relaxation and entertaining. Situated in the ever-popular village of Bengeo, this larger-than-average family home is an ideal location for highly regarded local schools and a range of amenities. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



-Accommodation Overview-

Entrance Hall

Stairs to first floor.

Study

9' 5" x 8' (2.87m x 2.44m)

Two double glazed windows to side and front aspect, radiator.

Snug / Bedroom Four:

10' 7" max x 7' 7" max (3.23m max x 2.31m max)

Converted garage - double glazed window to front aspect, radiator.

Downstairs Bathroom

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, storage cupboard.

Kitchen / Diner

22' x 10' 5" (6.71m x 3.17m)

Fitted wall and floor units with work surface over, stainless steel sink unit with mixer tap over, electric hob with extractor canopy over, plumbing and space for washing machine, eye level oven and grill, space for fridge, space for freezer, water softener in cupboard, double glazed window to rear aspect, double glazed patio doors to conservatory.

Conservatory:

7' 5" max x 7' max (2.26m max x 2.13m max)

Double glazed windows to rear and side aspect, double glazed sliding doors leading to rear garden, laminate flooring.

-First Floor Landing-

Lounge:

10' 7" max x 9' 10" max (3.23m max x 3.00m max)

Double glazed window to front and rear aspect, carpet, radiator.

Bedroom Two

11' 1" x 10' 7" (3.38m x 3.23m)

Double glazed window to rear aspect, radiator.

-Second Floor-

Bedroom One:

16' 10" x 10' 4" (5.13m x 3.15m)

Two double glazed windows to rear aspect, carpet, radiator.

Bedroom Three:

16' 10" x 10' 4" (5.13m x 3.15m)

Double glazed window to rear aspect, carpet, radiator.

Shower Room:

Shower cubicle with glass screen, wash hand basin, WC, obscure double glazed window to front aspect.

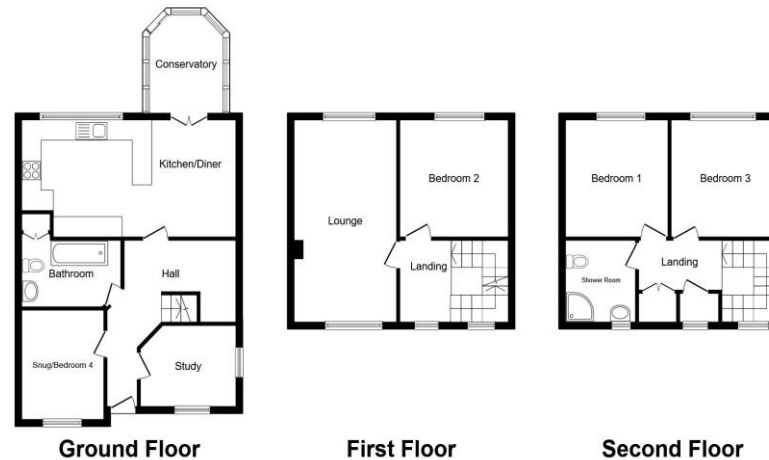
-Exterior-

Rear Garden

A low maintenance rear garden with decking and lawn, fence boundary walls.

Parking:

Off Street Parking For Two Cars Plus EV Charger



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to Temple Fields, Hertford

- Three / Four-Bedroom Town House
- Snug/Office/Bedroom Four
- Off Street Parking For Two Cars Plus EV Charger
- Low Maintenance Rear Garden
- Downstairs Bathroom
- Conservatory
- Ideal location For Highly Regarded Local Schools
- Sought After Bengeo Location

Tenure: Freehold

EPC Rating: C

Council Tax Band: D

Guide Price

£489,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108376 - 0003

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