

shepherds
A better home
moving experience

4 Molewood Road

Hertford, SG14 3AQ

Guide Price £700,000

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Hertford, SG14 3AQ

Offered chain free and with the added benefit of a private driveway, a feature rarely found on Molewood Road, this beautifully presented three bedroom semi-detached family home offers the perfect balance of town centre convenience and peaceful surroundings. Hertford's excellent range of shops, cafés, restaurants and bars are all within easy walking distance, whilst the property also enjoys wonderful views across the River Beane, open fields and marshland beyond.

The accommodation is both versatile and deceptively spacious. At the front of the property is a charming living room centred around an attractive character fireplace, creating a warm and inviting space to relax. There is also a separate dining room, whilst to the rear the property opens into a superb open-plan kitchen/living/dining space which undoubtedly forms the heart of the home. With French doors opening directly onto the garden, it is perfectly designed for modern family living and entertaining alike.

A further standout feature is the basement level, providing valuable additional accommodation which could be utilised as a family room, cinema room, playroom, home office or gym depending on individual requirements.

The first floor offers three well-proportioned bedrooms, including an excellent principal bedroom benefitting from an en-suite shower room and stunning views across the surrounding countryside, River Beane and marshland beyond. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys a generous rear garden ideal for both families and entertaining, with a substantial summer house positioned at the far end providing further flexibility as a home office, studio or hobby room. To the front, there is driveway parking.

Combining character, flexible living space, beautiful views and a highly convenient location close to both Hertford North station and the town centre, this is a fantastic family home in a position that offers the very best of town and country living



















- CHAIN FREE three bedroom semi-detached family home
- Just a stone's throw from Hertford North station
- Walking distance to Hertford town centre, cafés, restaurants and shops
- Stunning views across the River Beane, open fields and marshland
- Characterful living room with attractive feature fireplace
- Impressive open-plan kitchen/living/dining room with French doors to the garden
- Versatile basement ideal as a cinema room, playroom, family room or home office
- Principal bedroom with en-suite shower room
- Generous rear garden with substantial summer house
- Private driveway providing off-street parking







Floor Plan

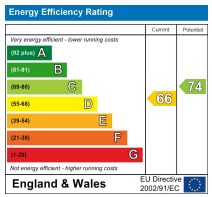


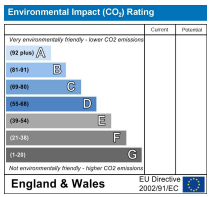
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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph





Tenure

Freehold

Council Tax Band:

E

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