



17 Harebell Close, Hertford, SG13 7TF
Offers In Excess Of £535,000



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This beautiful three-bedroom semi-detached home is situated in the highly sought-after Foxholes development, within the desirable SG13 catchment area. The current owners have upgraded the property to an exceptional standard, making it a truly impressive home.

Tucked away in a quiet corner, the property is set back from the road, offering a sense of privacy and security. Upon entering, you are welcomed by a bright and spacious through-lounge that leads through double doors into an inviting kitchen-diner. A dedicated study area provides the perfect space for home workers but is also versatile enough to serve as a playroom or a peaceful retreat. The kitchen overlooks the garden, with double doors opening out to the outdoor space.

Upstairs, the main bedroom offers ample storage, accompanied by two additional bedrooms a modern family bathroom and loft access, providing further storage options.

Externally, the property features a well-maintained front garden with side access leading to the rear. The manageable rear garden benefits from direct access to a single garage, complete with power and an up-and-over door. There is private parking in front of the garage, along with an additional allocated space.

Conveniently located, this home is approximately one mile from highly rated Ofsted primary and secondary schools and just 1.1 miles from Hertford East train station. Beautiful countryside walks are nearby, as well as easy access to Hertford town centre. The A10 and A414 are also within close reach, ensuring excellent transport links.

Call Lanes today to arrange a viewing!



Entrance Hall

Lounge 12'9 x 11'9 (3.89m x 3.58m)

Kitchen Diner

18'8 max x 15'4 max (5.69m max x 4.67m max)

Office 8'7 x 7'5 (2.62m x 2.26m)

Landing

Family Bathroom

Bedroom One 13'6 max x 11'6 (4.11m max x 3.51m)

Bedroom Two 9'5 x 8'5 (2.87m x 2.57m)

Bedroom Three 8'0 x 6'1 (2.44m x 1.85m)

Outside space

Front Garden with side access

Rear Garden with Access to Garage

Garage 17 x 9'1 (5.18m x 2.77m)







Floor 0



Floor 1

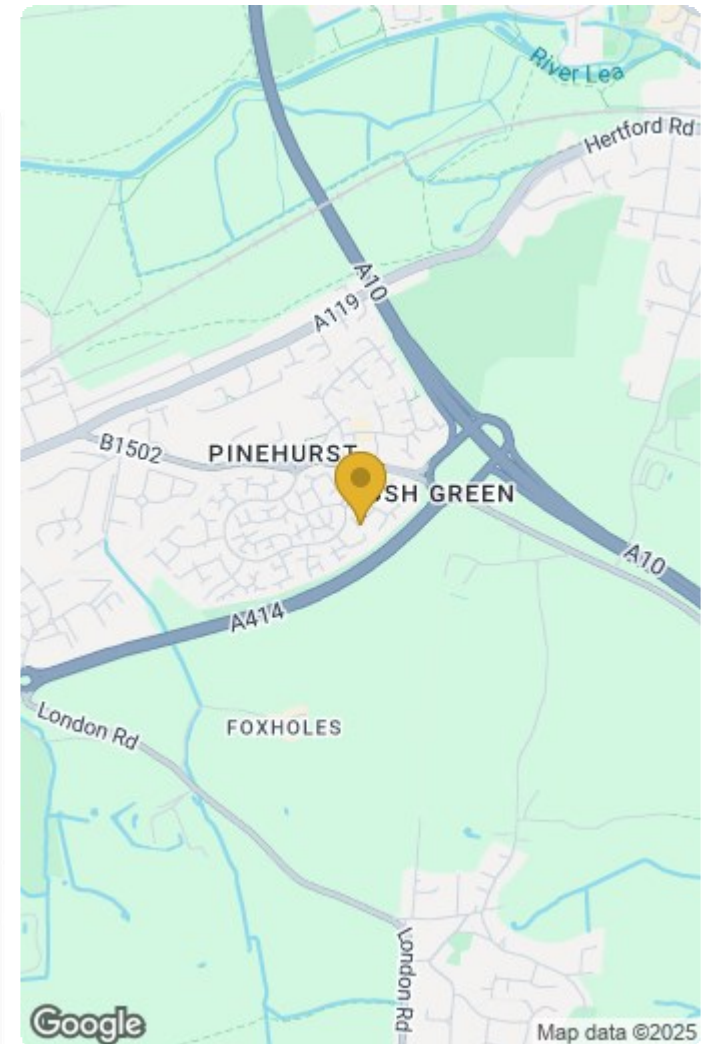
Approximate total area⁸
825.39 ft²

(1) Excluding balconies and terraces

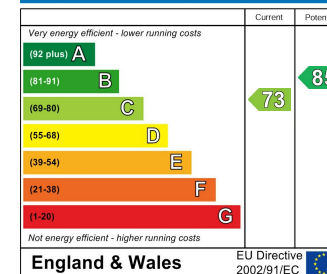
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

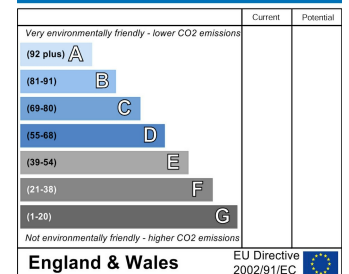
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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