



8 Archers Close, Hertford, SG14 3BD
Offers In Excess Of £525,000



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An immaculate three-bedroom terraced home, perfectly situated in a sought-after cul-de-sac in Lower Bengeo. This beautifully presented property offers the ideal blend of comfort and convenience, making it perfect for families and commuters alike.

The inviting lounge-diner, complete with a cosy wood burner, creates the perfect space to relax, while bi-fold doors open onto a low-maintenance rear garden with rear access and over looking wooded area. A downstairs cloakroom adds to the practicality of this well-designed home. The ground floor accommodation is completed by a well proportioned kitchen overlooking the garden and benefits from underfloor heating. Upstairs, three generously sized bedrooms are complemented by a modern and stylish shower room.

The location is perfect for those needing easy access to transport links, with Hertford North Station just 600 yards away and Hertford East Station just under a mile. Hertford's bustling town centre, with its array of shops, restaurants, and amenities, is just moments away, while the surrounding countryside offers numerous scenic walks.

At the front, off-street parking and an integral garage provide both security and storage, with the potential for conversion subject to planning permission.

With the vendor already suited, this home is ready for its next owner. Don't miss out—contact Lanes today to arrange your viewing!



Ground Floor

Hallway 4'1 x 3'7 (1.24m x 1.09m)

Downstairs Cloakroom

Living Room / Lounge

29'8 max x 14'2 max (9.04m max x 4.32m max)

Kitchen 8'1 x 6'3 (2.46m x 1.91m)

First Floor

Landing 12'3 x 5'9 (3.73m x 1.75m)

Bedroom One

13'5 (to wardrobe) x 7'6 (4.09m (to wardbrobe) x 2.29m)

Bedroom Two 10'9 x 9'9 (3.28m x 2.97m)

Bedroom Three 7'9 x 5'9 (2.36m x 1.75m)

External

Integral Garage 15'8 x 7'1 (4.78m x 2.16m)

Low Maintenance Rear Garden

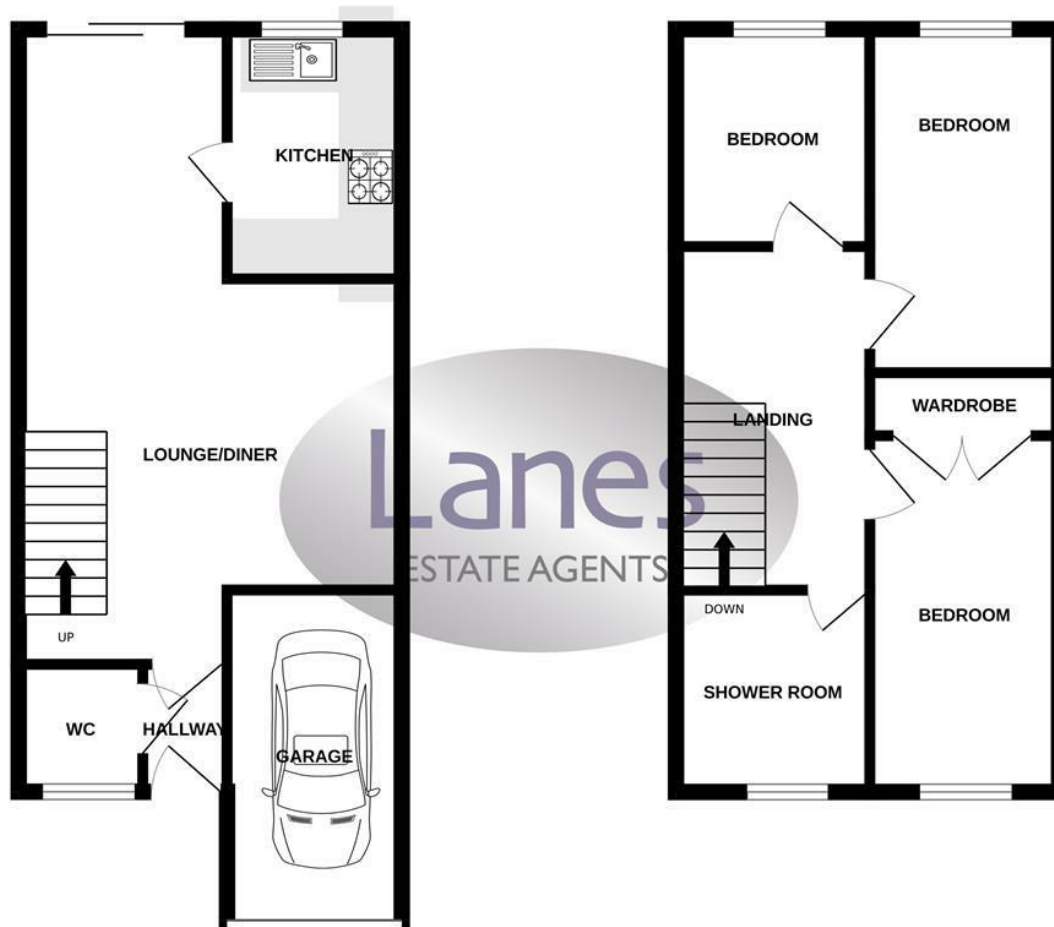
Off Street Parking and Hard standing Area





GROUND FLOOR

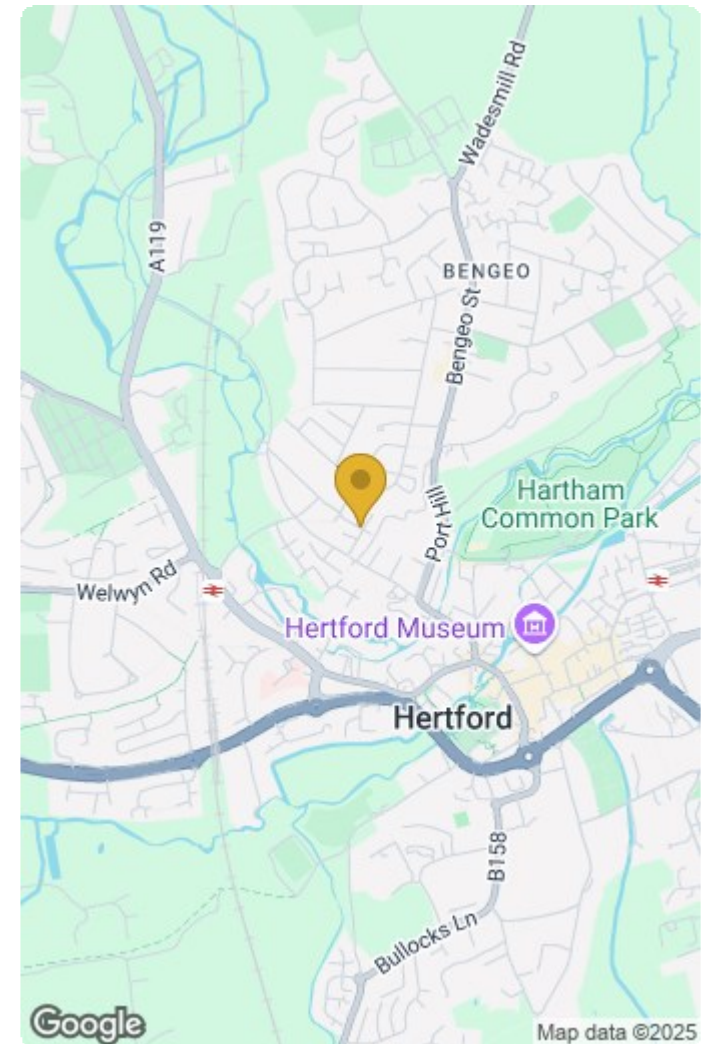
1ST FLOOR



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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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.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: he@lanesproperty.co.uk www.lanesproperty.co.uk

