



17 Harebell Close, Hertford, SG13 7TF
Offers In Excess Of £500,000



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****PRICED TO SELL/ OPPORTUNITY TO ADD A FOURTH BEDROOM STPP****

This stunning three-bedroom semi-detached home is nestled in the highly sought-after Foxholes development, within the desirable SG13 catchment area. The current owners have meticulously upgraded the property to an exceptional standard, creating a truly impressive living space.

Positioned in a peaceful corner and set back from the road, the home offers a sense of privacy and security. Upon entering, you are greeted by a bright and spacious through-lounge, which flows seamlessly through double doors into an inviting kitchen-diner. A dedicated study area provides the ideal workspace for home workers, while also serving as a versatile playground or tranquil retreat. The kitchen overlooks the garden, with double doors opening onto the outdoor space.

Upstairs, the main bedroom boasts ample storage, complemented by two additional bedrooms, a modern family bathroom, and loft access for further storage options.

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

Ideally 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. Scenic countryside walks are nearby, as well as easy access to Hertford town centre. The A10 and A414 are also within close reach, providing excellent transport links.

Contact 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

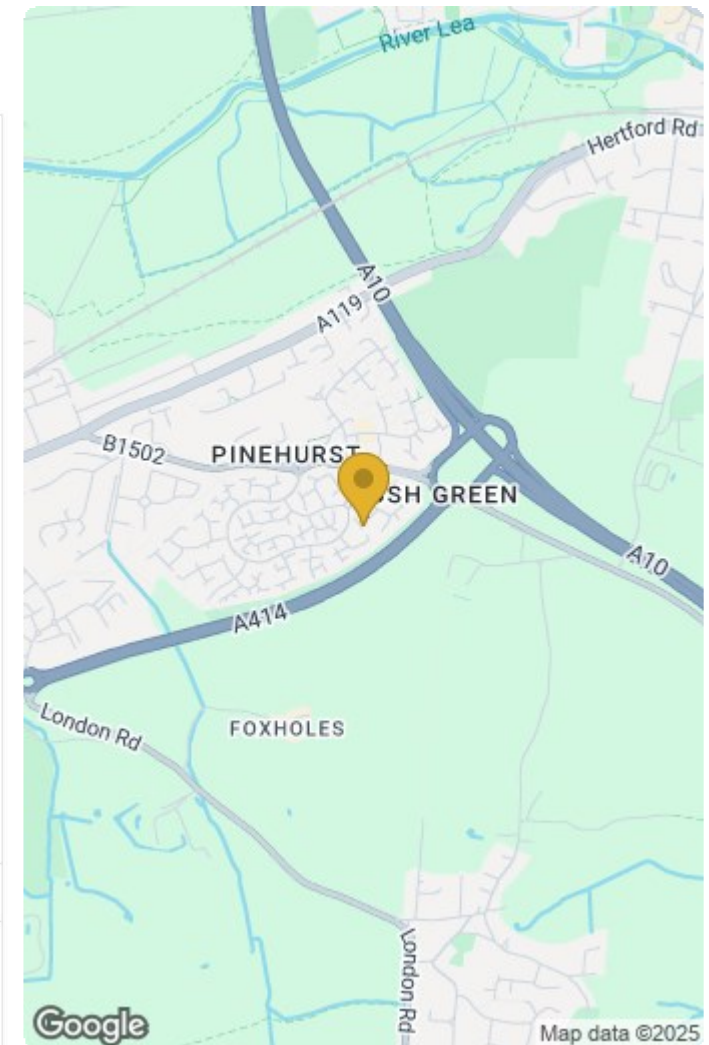
Approximate total area⁽¹⁾
825.39 ft²

(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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 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	

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.