



5 Booth Close Hertford, SG14 2FL

Conveniently positioned just a short distance from Hertford North railway station, the property is ideal for commuters, while also benefiting from nearby local shops, schools and green spaces. The accommodation extends to approximately 816 sq ft and is thoughtfully arranged over two floors.

The ground floor is entered via a welcoming entrance hallway which provides access to a convenient cloakroom and leads through to a modern fitted kitchen positioned to the front of the property. To the rear is a bright and spacious 15ft living room, offering an excellent space for both relaxing and entertaining, with sliding doors opening directly onto the rear garden and allowing plenty of natural light to fill the room.

Upstairs, the first floor comprises three well-proportioned bedrooms along with a family bathroom, providing comfortable accommodation for families, downsizers or those looking to establish themselves within this desirable Hertford location.

Externally, the property benefits from two allocated parking spaces to the front. The rear garden has been attractively landscaped and is designed for low-maintenance enjoyment, featuring a paved patio area ideal for outdoor dining, with steps rising to a lawned section. There is also useful side access providing convenient pedestrian access alongside the property.

Booth Close offers a quiet residential setting while remaining within easy reach of Hertford town centre, making this an appealing home for those seeking both tranquillity and convenience.



MICHELA & ...

Vaillant

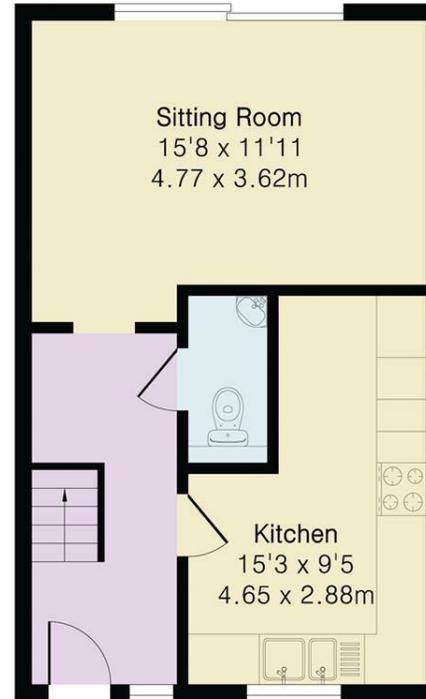




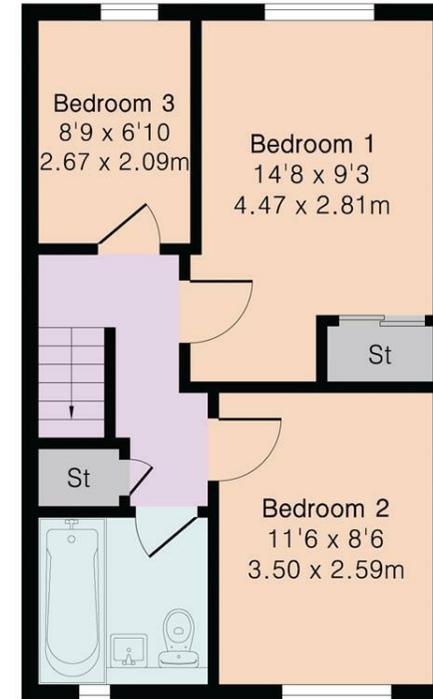
Approximate Gross Internal Area 816 sq ft - 76 sq m

Ground Floor Area 408 sq ft – 38 sq m

First Floor Area 408 sq ft – 38 sq m



Ground Floor



First Floor

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 (CO ₂) 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	

PROPERTY MISDESCRIPTIONS ACT 1991
The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk