

104 Fordwich Rise
Hertford, SG14 2DE
Guide price £1,100,000





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Beautifully redesigned and extended throughout, this impressive family home sits on a generous, well-maintained plot in a sought-after location—just a short walk from Hertford town centre, Hertford North Station, and excellent local schools.

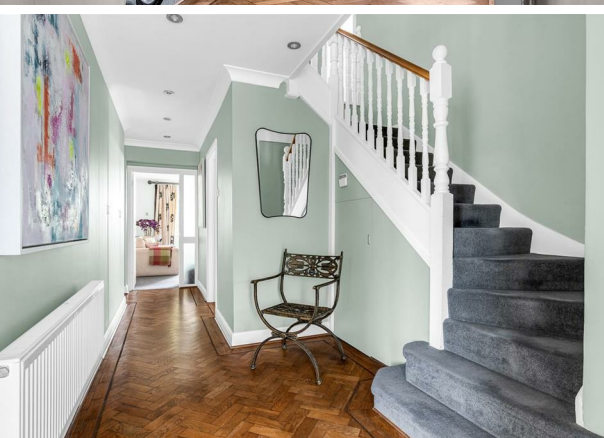
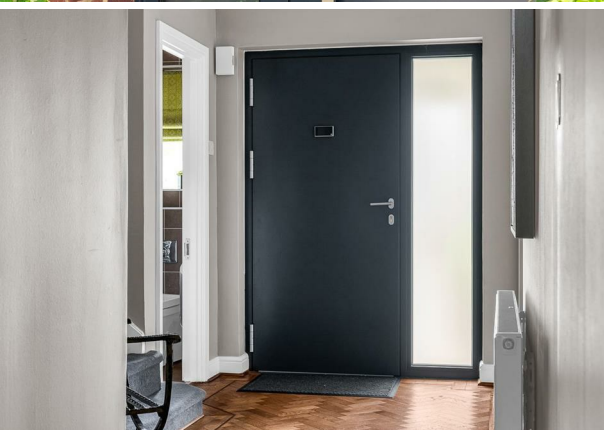
From the outset, the home exudes kerb appeal, with a landscaped resin driveway, mature planting, and an attractive façade set back from the road. Inside, the property seamlessly blends contemporary design with classic charm, ideal for modern family living and entertaining.

The striking entrance features fingerprint recognition and opens to a welcoming hallway with parquet flooring, built-in storage, and a stylish cloakroom/WC. At the front, a bright family room flows into a formal dining area, leading to a standout kitchen with granite worktops, high-end appliances, Velux windows, and access to the rear garden through a large glazed door and picture window.

To the rear, the living room boasts a serene garden view, a feature fireplace, and French doors to the terrace—perfect for relaxing or hosting guests. Additional ground floor highlights include a well-equipped utility room with garden access and a versatile home office/playroom.

Upstairs, the principal bedroom overlooks the garden and features built-in wardrobes and a chic en suite. Three further double bedrooms and a stylish family bathroom complete the first floor.





Ground Floor
Area: 100.9 m² ... 1086 ft²

First Floor
Area: 91.0 m² ... 980 ft²

Total Area: 191.9 m² ... 2066 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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

PROPERTY MISDESCRIPTIONS ACT 1991

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