



Hafod Road, Hereford, HR1 1SG

Guide Price £800,000

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An Impressive Extended 4 Bedroom Detached House, situated on the highly-sought after Hafod Road in the Hampton Park district of Hereford.

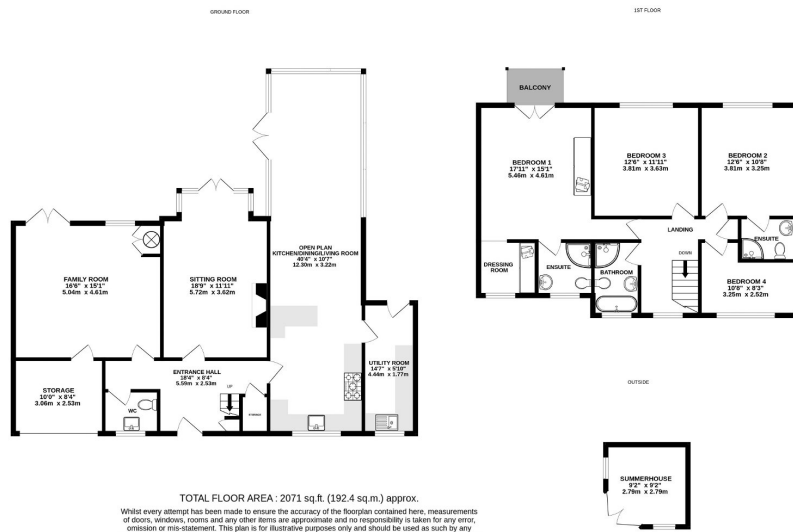
**Entrance Hall – Sitting Room – Open Plan Kitchen/Dining/Living Room – Family Room – Utility Room – Downstairs WC – Storage Room – Bedroom 1 With Ensuite & Dressing Room – Bedroom 2 With Ensuite – 2 Further Double Bedrooms – Family Bathroom – Airing Cupboard – Partially Boarded Attic – Extensive Rear Gardens With Entertaining Patio – Summerhouse – Toolshed – Veg Patch – Large Driveway**

A stunning detached residence located in the heart of Hereford; this stylishly decorated home seamlessly blends modern convenience with classic charm. Boasting four double bedrooms, including two ensembles, this 1950's house underwent a tasteful extension in 2016, featuring a solid oak garden room. A key feature is the 'Loxone' smart home technology, including zonal heating, automated lighting, home security system and keyless fob entry. With meticulous attention to detail throughout, this property offers the epitome of contemporary living in one of the prime spots of the City. Further notable additions to the property include wet underfloor heating all the way through downstairs, EV charging point and Fallow & Ball decor, as well as high-speed wired ethernet system and solid oak doors throughout the house.

## The Property

Entrance Hall – Stepping into the property, stylish neutral décor is immediately noticeable, accented by solid oak flooring and staircase, complete with glass balustrade and shoe storage closet underneath. A further closet to the other side of the stairs houses the 'Loxone' smart home server control panel. The hall continues around to the left, where wall panelling and Harvey Maria luxury flooring lead to the downstairs WC, which enjoys a stained glass transom window above the door. Wet underfloor heating runs throughout the downstairs.





- Zonal Heating, Automatic Lighting
- Security System, Keyless Fob Entry
- Extensive Private Gardens With Entertaining Patio
- Finished in Stylish Decor Throughout
- Highly Desirable Prime City Location
- Local Amenities Nearby
- Walking Distance to City Centre
- Beautiful Oak Frame Extension

