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### **5 Haycroft, Hampton Dene, Hereford, HR1 1AU**

*'Situated to the north east of Hereford City in the popular Hampton Dene district a well presented three/four bedroom detached family home on a quiet cul-de-sac with gas central heating, double glazing (where specified), off road parking, garage and enclosed rear garden'*

**£350,000 (Freehold)**

## 5 Haycroft, Hampton Dene, Hereford, HR1 1AU

### LOCATION

The property is located to the north east of Hereford City in the sought after residential location of Hampton Dene in a quiet cul-de-sac. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments (within walking distance) and both bus and railway stations.

### DESCRIPTION

The subject property is a well presented three/four bedroom detached family home with the added benefit of off road parking, garage and enclosed rear garden. The accommodation comprises entrance porch, entrance hall, cloakroom, sitting room, kitchen/dining room, inner hallway with access to study/bedroom 4 and garage, first floor landing with access to three bedrooms and family bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Porch

A patio door gives access to the entrance porch with side aspect double glazed window, tiled flooring, wall light and double glazed door giving access to the entrance hall.

##### Entrance Hall

With panelled radiator, stairs to the first floor, vinyl plank flooring, wall light, door to the cloakroom and sitting.

##### Cloakroom

With front aspect window, low flush wc, wash hand basin with tiled splash back, panelled radiator and vinyl plank flooring.

##### Sitting Room

4.39m (14'5) (plus bay) x 3.78m (12'5)

With front aspect double glazed bay window, panelled radiator, television point, coved ceiling, thermostat for central heating, four wall lights and door to the kitchen/dining room.





## 5 Haycroft, Hampton Dene, Hereford, HR1 1AU

### Kitchen/Dining Room

4.83m (15'10) x 3.07m (10'1)

With two rear aspect double glazed windows, a range of units comprising sink drainer unit with granite work surfaces, splash backs, base units under with matching wall units, integrated fridge, integrated dishwasher, integrated double electric oven and hob with cooker hood over, pantry, panelled radiator, Karndean flooring and access to the inner hallway.



### Inner Hallway

With side aspect double glazed door, mat-well, Karndean flooring, door to bedroom 4/study and garage.

### Bedroom 4/Study

4.06m (13'4) x 2.31m (7'7)

With rear and side aspect double glazed window, panelled radiator and two wall lights.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to the loft space with pull down ladder which is partially boarded, airing cupboard, side aspect double glazed window, smoke alarm, wooden balustrade and doors to bedrooms and bathroom.

#### Bedroom 1

3.81m (12'6) (to the wardrobe) x 2.54m (8'4) (plus door recess)

With front aspect double glazed window, panelled radiator, built-in wardrobe with mirrored doors and smoke alarm.

## 5 Haycroft, Hampton Dene, Hereford, HR1 1AU

### Bedroom 2

3.07m (10'1) x 2.77m (9'1)

With rear aspect double glazed window, panelled radiator and smoke alarm.



### Bedroom 3

2.9m (9'6) (maximum including bulk head) x 2.21m (7'3)

With front aspect double glazed window, panelled radiator, storage cupboard and smoke alarm.

### Bathroom

1.96m (6'5) x 1.68m (5'6)

with rear aspect double glazed window, suite comprising panel enclosed bath with electric shower over, vanity wash hand basin, low flush wc, heated towel rail, extractor fan, part shower boarding surround, sliding pocket door and vinyl flooring.



### OUTSIDE:

To the front of the property is a lawned garden with block paved driveway giving access to the GARAGE (18'3 x 8'3) with up and over door, power, lighting, plumbing and space for washing machine, space for tumble dryer and alarm panel with personal door to the inner hallway. A side gate gives access to the rear garden (power point by the front gate). A block paved path gives access to the rear garden where there is a block paved patio, dwarf wall leading to the main garden which is laid to lawn. The garden is enclosed by fencing to provide a degree of privacy. There is also an outside tap and power point. To the opposite side of the property a gate gives access to a small storage shed.



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### COUNCIL TAX BAND D

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

Proceed out of Hereford along St Owen Street turning right onto Eign Road. Continue along Eign Road into Hampton Park Road. Continue along Hampton Park Road turning left into Gorsty Lane. Take the right hand turning into Sudbury Avenue and first left into Gurney Avenue then take the first left hand turning into Queenswood Drive. Follow Queenswood Drive and turn right into Haycroft where the property is located on the left hand side as indicated by the for sale board.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**24th July 2025**

ID41165

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### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

