
45 Penn Grove Road
Hereford
HR1 1BT
Flint & Cook

45 Penn Grove Road, Hereford HR1 1BT

A superbly presented period detached house, in an exclusive residential area with 4 bedrooms, excellent living space, good sized garage and very large landscape gardens.

An elegant detached period house in one of Hereford's most sought-after residential districts, less than a mile from the City Centre. The property is particularly well placed for access to Hereford railway station/travel hub and Hereford hospital.

The original property was constructed in the 1930s and is beautifully maintained, having been updated with gas central heating, replacement double glazing, fitted kitchen, quality bathroom suites, security alarm system and well-planned accommodation which extends to approximately 2,136 square feet. The property includes excellent parking, a good-sized garage and very large gardens.

We highly recommend an internal inspection of the property which in more detail is described as follows.

Ground Floor

Entrance Porch
With door to

Entrance Hall
With radiator and understairs storage area.

Lounge
With flame effect fire with surround, two windows to side, window to front, bay window to rear and two radiators.

Dining Room
With radiator and window to front.

Kitchen/Breakfast Room
Fitted with a range of base and wall mounted units with Beech work surfaces, sink unit, space for range-style cooker with extractor hood over, tiled floor, radiator, downlights, window to rear, built-in fridge-freezer, built-in dishwasher and door to

Family Room/Utility
With tiled floor, radiator, cupboard with plumbing for washing machine and double doors to the rear.

Downstairs Cloakroom
With WC, wash hand basin, extractor fan and ladder style radiator.

Side Entrance/Passageway.

A staircase leads from the Entrance Hall to

First Floor Landing

With window to the rear.

Inner Landing
With radiator.

Bedroom 1
With radiator and window to front.

Dressing Room
With radiator and window to front.

Bedroom 2
With radiator and window to rear.

Bathroom
With white suite comprising enamel bath, large tiled shower cubicle with glass screen, electric shower fitment, wash hand basin, WC, two windows, part-tiled walls, hatch to roof space and ladder style radiator.

Bedroom 3
With radiator and window to rear.

Bedroom 4
With radiator, windows to front and side.

Outside

The property is approached via a double width concrete driveway leading to the Garage. The front garden is lawned with a range of ornamental shrubs and enclosed by fencing and hedging. There is also side access.

There is a very large landscaped rear garden which is a particular feature of the property, having a westerly aspect and enclosed by mature hedging. There is a large paved patio, good sized lawn with brick paved pathway, pergola, covered seating area, GREENHOUSE, GARDEN SHED, outside lights and water tap.

Garage
A good sized space with electric roller shutter door, light, power and door to Side Passageway.

Agent's Note
Penn Grove Road operates a residents parking permit scheme.

Property Services
Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings
Water and drainage rates are payable.

Tenure & Possession
Freehold - vacant possession on completion.

Directions
What3words ///gravel.knots.tigers

Viewing
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

FC001582 JRC November 2026









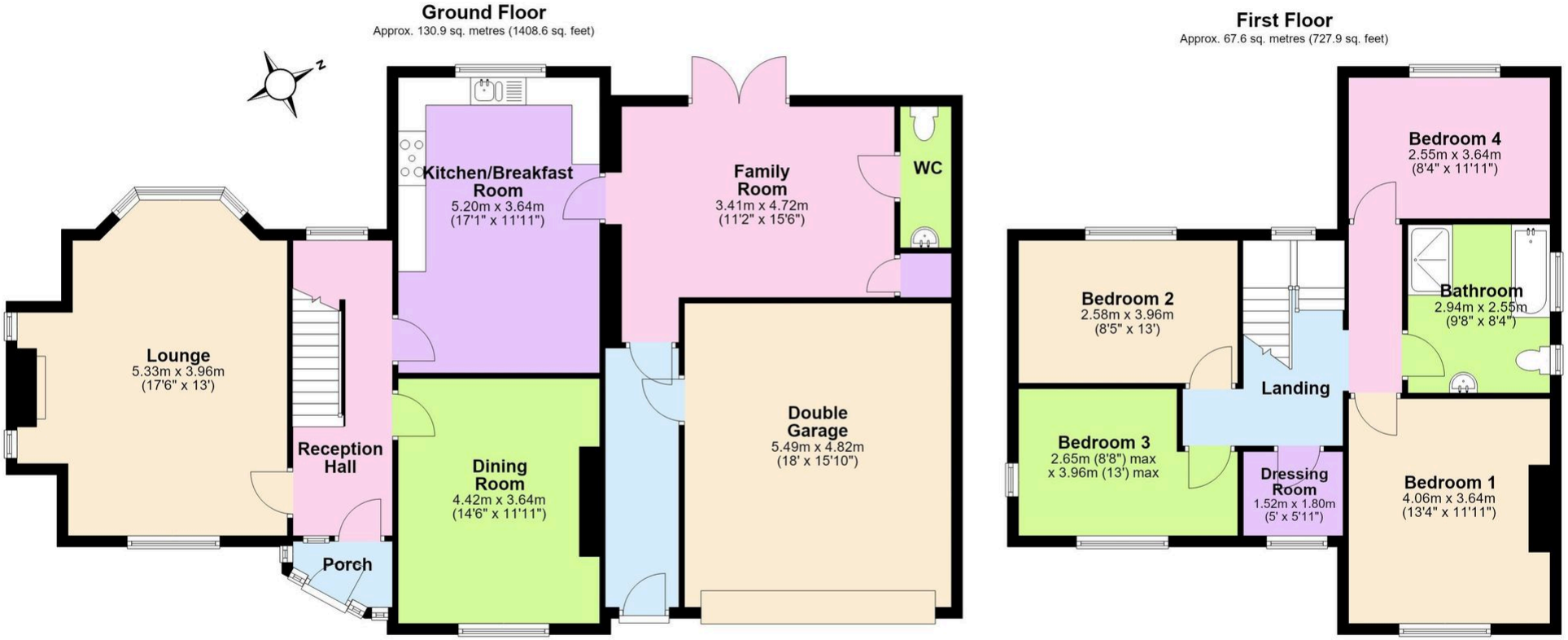












Total area: approx. 198.5 sq. metres (2136.4 sq. feet)

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