



**Oliver
Minton**
Sales & Lettings

**8 Woodland Road,
Hertford Heath**

Herts SG13 7QG

Offers In Excess Of £450,000

This beautifully presented home is situated in the very popular village of Hertford Heath. The property is a short distance of village amenities, including the primary school, convenience store and pubs/restaurants and there are some lovely woodland walks and countryside on your doorstep.

This stylish and tastefully presented house boasts well specified accommodation to include Upvc double glazing, gas central heating and modern wood panel doors throughout. A bright and airy living room with wood burning stove leads through to a modern kitchen/dining room with integrated appliances and range style cooker plus a guest cloakroom. Upstairs there are three bedrooms, the principal having an en-suite shower and family bathroom.

With the additional benefit of a driveway to front providing off street parking, there is a good size, well-tended garden to the rear.

Hertford Heath is a highly sought after village located around two miles of of Hertford. Hertford is a thriving county town with a rich heritage that sits on the River Lee, boasting a variety of independent shops, a Saturday market, restaurants and cafes, theatre/cinema, leisure facilities, Hartham Park as well as the historic site at Hertford Castle. Road and rail links are excellent. There are two mainline rail stations in Hertford together with Broxbourne station, a short drive away, providing a direct line to Liverpool Street in 32 minutes. Access to the A10 and M25 is nearby.



Accommodation

Front door opening to:

Hallway

Stairs rising to first floor. Door opening to:

Living Room 4.38m x 3.63m (14'4" x 11'10")

Double glazed window to front with fitted shutter blind. Inset fireplace housing an attractive wood burning stove. Alcoves to either side with fitted cupboards and shelving. Radiator with surround. Wood laminate flooring.

Kitchen/Dining Room 5.43m x 2.63m (17'9" x 8'7")

Fitted with a contemporary range of high gloss wall and base cabinets with complementary work surfaces over. Inset one and a half bowl sink and drainer with double glazed window above overlooking the garden. Tiling to splash back areas. Free standing 'Range Master' range style cooker with five ring gas hob to remain. Brushed steel illuminated extractor canopy above. Integrated appliances to include dishwasher, fridge/freezer and wine cooler. Space and plumbing for washing machine. The dining area has plenty of space for a table and chairs. Radiator with surround. Door to the rear garden and door to:



Guest Cloakroom

Modern suite: Low flush w.c. Wall mounted wash hand basin. Chrome heated towel rail. Double glazed frosted window.

First Floor

Landing with double glazed window to side. Wood laminate flooring. Loft access hatch. Loft is part boarded with pull-down ladder and light connected.

Bedroom One 3.73m x 3.14m (12'2" x 10'3")

Double glazed window to front with fitted shutter blind. Radiator. Wood laminate flooring. Range of fitted wardrobe cupboards spanning one wall. Recessed over stairs storage cupboard. Door to:

En-Suite Shower

Fully tiled shower cubicle with large 'rainfall' shower head and glazed sliding door. Chrome heated towel rail. Tiled floor. Extractor fan.

Bedroom Two 2.45m x 2.26m (8'0" x 7'4")

Double glazed window to rear. Radiator. Wood laminate flooring.

Bedroom Three/Nursery/Study 3.37m max x 1.48 (11'0" max x 4'10")

Double glazed window to rear. Radiator. Wood laminate flooring.



Bathroom

Fitted with a modern white suite: Panel enclosed bath. Low flush w.c. Pedestal wash hand basin. Half tiled walls and tiled floor. Roof light tunnel allowing natural daylight.



Exterior

To the front of the house there is a driveway providing parking for two vehicles. Gated access to rear garden.

Rear Garden

Step through the back door and under a wooden pergola and you enter a good size rear garden that is well tended and predominantly laid to lawn with a raised decked area to the far rear. Please note there is a gated access/right of way for just one neighbour to gain access to the front, but not currently used.

Services

All mains services connected. Gas central heating to radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



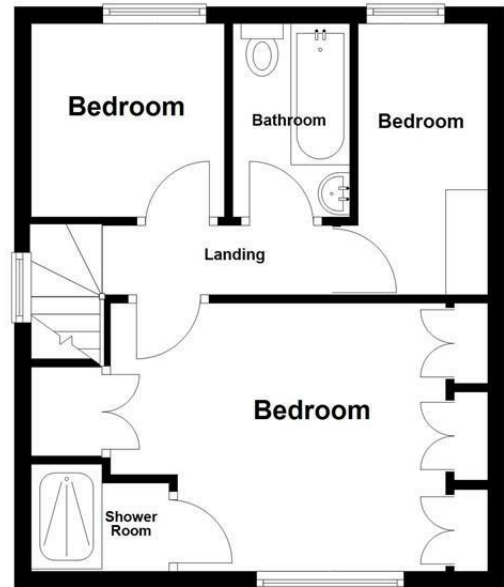
Ground Floor

Approx. 37.9 sq. metres (408.5 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 73.6 sq. metres (792.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility 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. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Woodland Road

MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:


Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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