



£1,250,000

Swallow Court, Hertford

KI



## Swallow Court, Hertford, SG14 1NZ

Keith Ian are pleased to offer this substantial 5 bedroom detached property located just on the outskirts of Hertford Town Centre but in a secluded, tree lined spot on on the River Beane. This property has plenty of potential to reconfigure if desired as the layout and cavernous rooms offer a versatile living arrangement. This property would be ideal for the larger or multi generational family as the property offers 5 double bedrooms, 3 reception rooms and 4 bath/shower rooms. Other benefits are a good size kitchen/breakfast room with doors to a raised decked area which leads down to a good size wrap around garden, double garage and ample parking for multiple cars. This is a rare opportunity to purchase an imposing detached property within a short walk to all of Hertford's amenities and both train stations which offer direct access to Central London. Early viewing is recommended.

Hertford is located approx 20 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.

The vibrant town centre offers a superb array of amenities including convenience stores, boutique shops, restaurants and public houses. The River Lee runs to Hertford which offers scenic walks towards through Ware to the North and Broxbourne to the South.

Hertford benefits from 2 mainline stations and Hertford East station is located 1.2 miles from the property. The Stations offer services into Liverpool Street/ Stratford and Kings cross. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale.





**Entrance Hallway**

**Utility Room**

9'11 x 6'4

**Shower Room**

6'9 x 6'1

**Sitting Room**

22'6 x 14'3

**Dining Room**

12'7 x 12'4

**Kitchen/Breakfast Room**

22'6 x 14'1

**Bedroom**

15'4 x 16'6

**En-suite**

8'11 x 7'2

**Bedroom**

14'8 x 11'6

**Bedroom**

12'5 x 11'6

**Bedroom**

14'8 x 10'8

**Family Bathroom**

**Lounge**

28'6 x 19'11

**Bedroom**

20 x 13'6

**En-suite**

7'2 x 7'1





**Double Garage**

20 x 18'1

**Garden**

**what3words**

**///galaxy.model.social**





















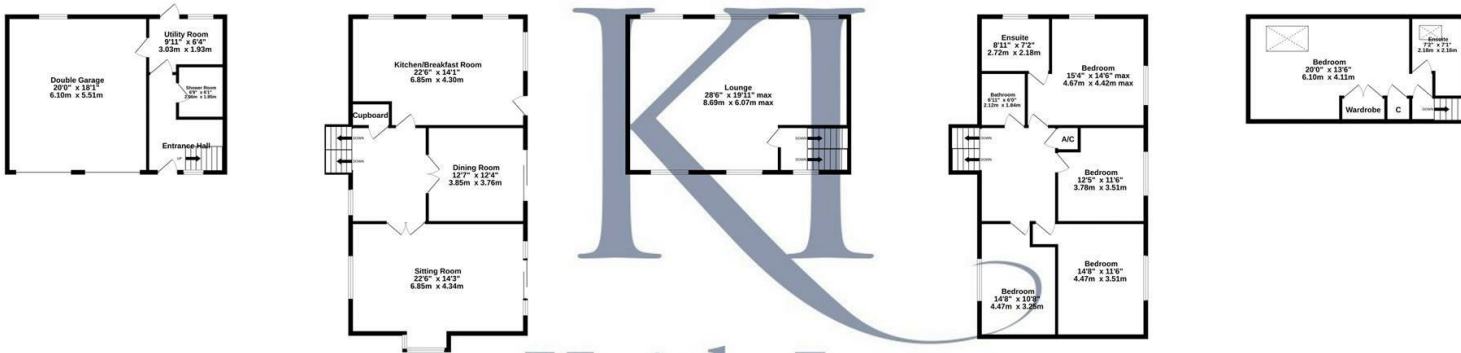








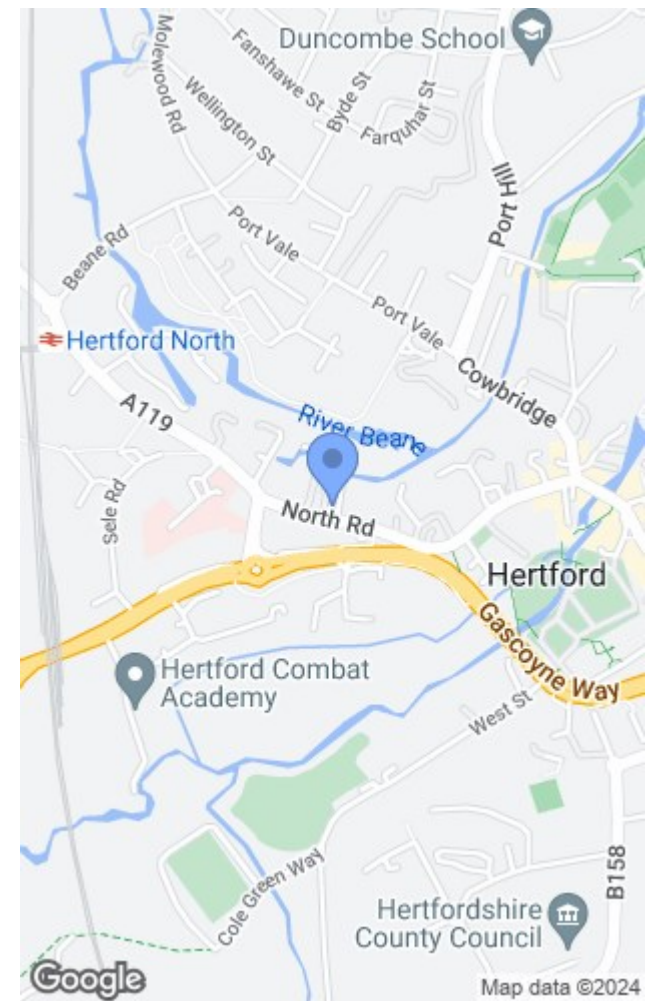
Ground Floor 560 sq.ft. (52.0 sq.m.) approx. 1st Floor 945 sq.ft. (87.8 sq.m.) approx. 2nd Floor 569 sq.ft. (52.8 sq.m.) approx. 3rd Floor 902 sq.ft. (83.8 sq.m.) approx. 4th Floor 377 sq.ft. (35.1 sq.m.) approx.



# Keith Ian

TOTAL FLOOR AREA : 3353 sq.ft. (311.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	59

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