



£880,000

Church Lane, Hertford





## Church Lane, Hertford, SG14 3PA

Keith Ian are delighted to bring to market the rare opportunity to acquire this fantastic three bedroom barn conversion, Situated in the idyllic village of Stapleford, just a short drive to Hertford, this beautiful home offers excellent accommodation throughout, with multiple reception rooms, a spacious kitchen diner, two bathrooms and a well kept rear garden. This property also benefits from off street parking for multiple vehicles, and an attached double garage. Early viewings are strongly 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 North station is located 2.7 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**

**Lounge**  
18'9 x 14'5

**Kitchen / Diner**  
14'0 x 13'3

**Utility Room**  
8'2 x 6'6

**Reception Room**  
15'9 x 12'11

**Reception Room**  
10'7 x 9'7

**Bedroom One**  
12'0 x 10'6

**En Suite**

**Family Bathroom**

**Dressing Room**  
11'10 x 7'5

**Bedroom Two**  
15'1 x 12'4

**Bedroom Three** 9'1 x 8'8

**Double Garage**

**Parking**

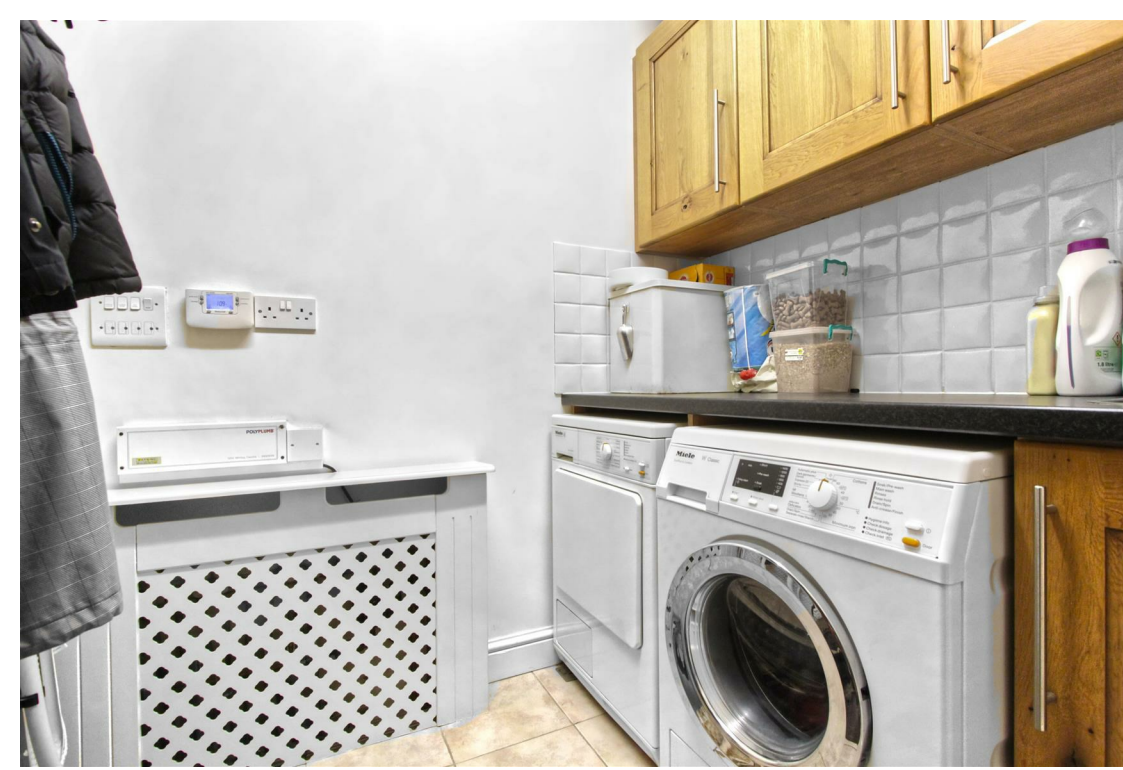
**Council Tax Band**  
Band G













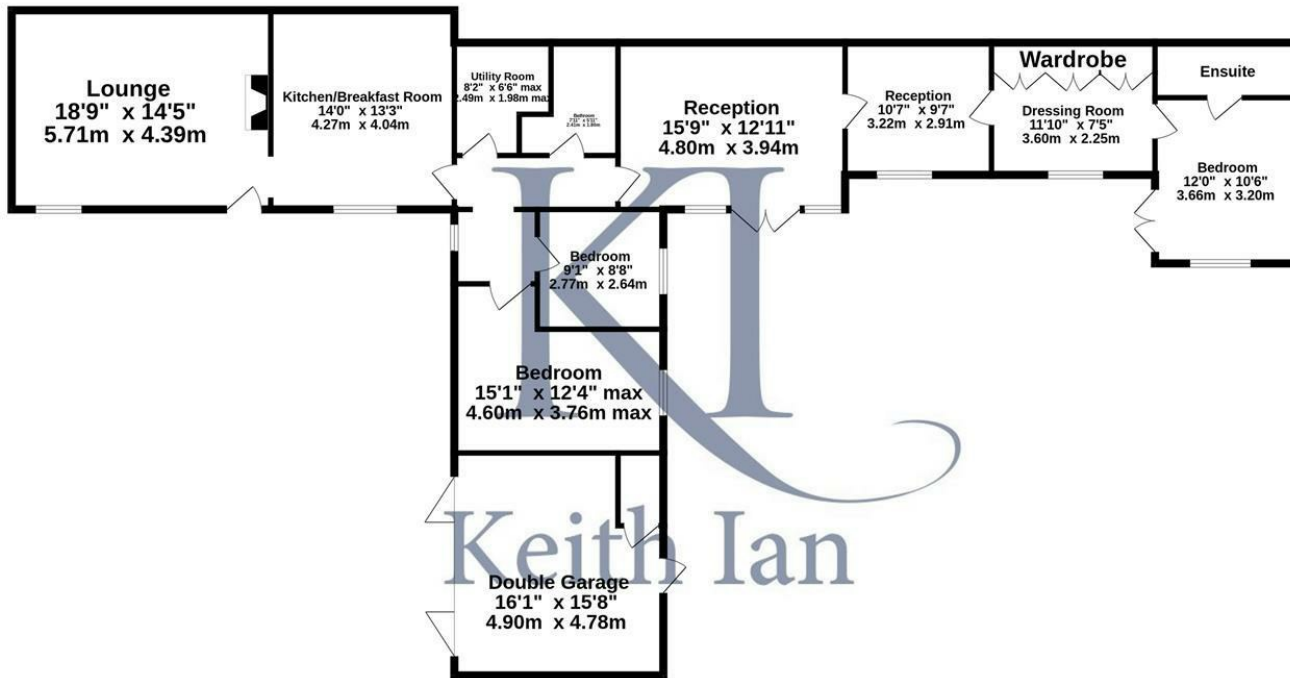








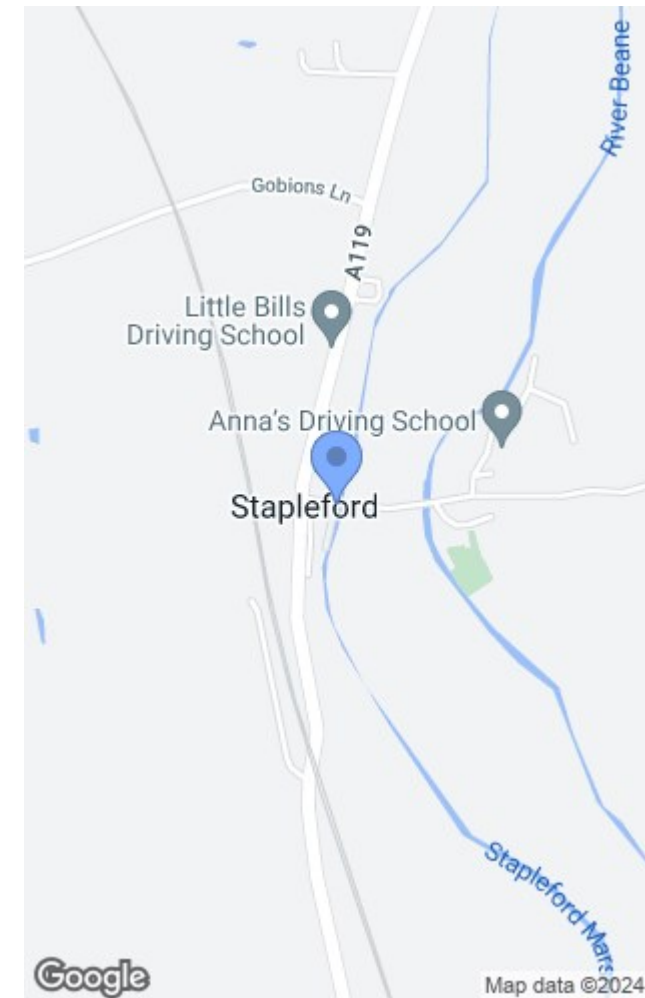
Ground Floor  
1683 sq.ft. (156.4 sq.m.) approx.



TOTAL FLOOR AREA : 1683 sq.ft. (156.4 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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