



Elliot Heath
ESTATE AGENTS

Whitestones The Roundings
Hertford Heath SG13 7PX

Guide Price £1,900,000

Elliot Heath are delighted to offer this rarely available magnificent 5,400 sq ft home set in this private road within walking distance of Haileybury College. On the ground floor the sprawling, spacious accommodation includes an impressive reception hall, living room, superb 32ft kitchen/dining room, drawing room, family room, study, garden room, utility room and cloakroom. The first floor comprises master bedroom with spacious en suite bathroom, bedroom two with en suite shower room, three remaining double bedrooms and family bathroom. Outside the property is approached via a large shingle in & out driveway leading to a two-bedroom self-contained annexe with its own garden. Gated side access leads to the beautifully private rear garden which is mostly laid to lawn with mature flower and shrub borders, patio area and extends to approximately 0.5 acres. The property is located in a wonderfully quiet setting in Hertford Heath's premier road, yet only 1.5 miles south of Hertford's town centre, offering a good range of schools, shops, bars and restaurants together with two mainline stations into London. To arrange your appointment to view please call Elliot Heath on 01920 293333.





ACCOMMODATION

ENTRANCE PORCH

With access to:

ENTRANCE HALL 17' 8" x 11' 10" (5.38m x 3.60m)

With window to front aspect, stairs rising to first floor galleried landing, wood flooring, radiator, doors to:

LIVING ROOM 22' 8" x 13' 10" (6.90m x 4.21m)

Dual aspect with windows to front and side aspect, feature fireplace, radiator.

GARDEN ROOM 18' 1" x 14' 3" (5.51m x 4.34m)

With double doors opening on to the rear garden, tiled flooring, radiator, door to kitchen/dining room and door to:

UTILITY ROOM

With windows to rear aspect and door giving access to outside. Fitted with a range of storage units, appliance space, built in storage cupboards.

KITCHEN/DINING ROOM

DINING AREA 18' 4" x 15' 10" (5.58m x 4.82m)

Dual aspect with window to front aspect and doors opening onto the rear garden, radiator, feature fireplace, tiled flooring, open to:

KITCHEN AREA 18' 4" x 16' 8" (5.58m x 5.08m)

Dual aspect with window to front aspect and door to rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style sink unit, space for range style cooker, integrated appliances, central island unit, tiled flooring, radiator, door to:

LOBBY

With stairs rising to first floor landing, door to outside and doors to:

DRAWING ROOM 18' 4" x 14' 7" (5.58m x 4.44m)

Dual aspect with windows and doors to rear aspect and doors to side aspect, wood effect flooring, radiator.

CLOAKROOM

With window to rear aspect. Fitted with a suite comprising wc and wash hand basin.

STUDY 14' 1" x 12' 4" (4.29m x 3.76m)

With window to side aspect, radiator.

FAMILY ROOM 18' 4" x 14' 7" (5.58m x 4.44m)

Dual aspect with box bay window to side aspect and two windows to front aspect, radiator.

GALLERIED LANDING

With three windows to rear aspect and skylight window, two radiators, doors to:



MASTER BEDROOM 20' 10" x 13' 10" (6.35m x 4.21m)

Dual aspect with windows to front and side aspect, radiator, exposed timbers, door to:

EN SUITE

With two windows to rear aspect. Fitted with a suite comprising feestanding bath, wash hand basin, separate shower cubicle, wc, built in storage cupboard.

BEDROOM FOUR 14' 8" x 13' 8" (4.47m x 4.16m)

With window to front aspect, wood effect flooring, radiator.

BEDROOM FIVE 14' 8" x 14' 3" (4.47m x 4.34m)

With window to front aspect, wood effect flooring, radiator.

REAR LANDING

With window to side aspect, two built in storage cupboards and doors to:

BEDROOM TWO 18' 4" x 14' 7" (5.58m x 4.44m)

Dual aspect with box bay window to side aspect and window to front aspect, radiator, fitted wardrobe cupboards, door to:

EN SUITE

Fitted with a suite comprising shower cubicle, wc, pedestal wash hand basin, tiled splash back areas, tiled flooring.

BEDROOM THREE 18' 4" x 14' 7" (5.58m x 4.44m)

Dual aspect with window to side aspect and double doors opening on to a Juliet balcony, wood effect flooring, radiator.

BATHROOM

With window to side aspect. Fitted with a suite comprising panel enclosed bath, bath, separate shower cubicle, pedestal wash hand basin, wc, tiled splash back areas, tiled flooring, radiator and heated towel rail.

OUTSIDE

The property is approached via a large gated shingle in & out driveway providing ample parking and access to the annexe. Gated side access leads to the beautifully private rear garden which is mostly laid to lawn with mature flower and shrub borders, numerous patio and decked seating areas and extends to approximately 0.5 acres.

TWO BEDROOM SELF CONTAINED ANNEXE

Comprising entrance hall, cloakroom, kitchen/dining room, living room, two bedrooms, bathroom, parking and private rear garden.

EPC

EPC Rating E.

AGENTS NOTE

These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars, but such accuracy cannot be guaranteed, and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.

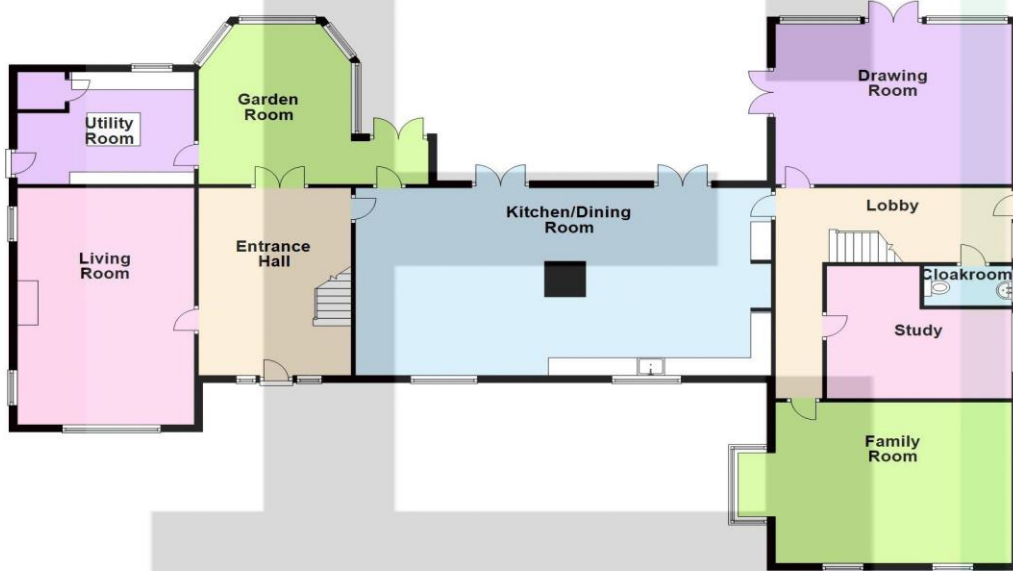






Ground Floor

Approx. 224.7 sq. metres (2419.2 sq. feet)



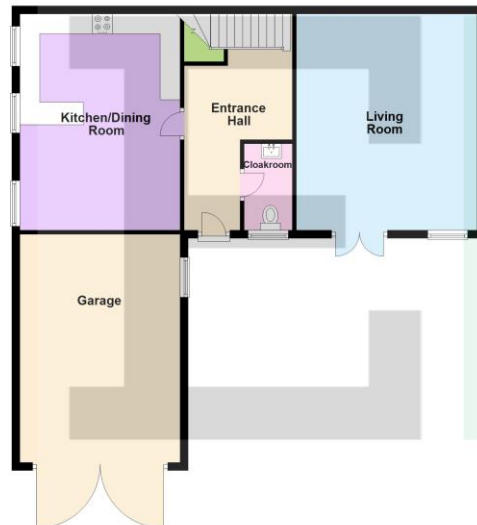
First Floor

Approx. 204.3 sq. metres (2199.3 sq. feet)



Ground Floor

Approx. 85.6 sq. metres (921.7 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



Total area: approx. 137.4 sq. metres (1479.3 sq. feet)



01920 29 33 33
hello@elliotheath.co.uk
www.elliotheath.co.uk
7 Star Street, Ware, Herts. SG12 7AA

Registered Office: Grenville House, 4 Grenville Avenue, Broxbourne EN10 7DH



Company No: 09985239 VAT No: 233565020