



Elliot Heath
ESTATE AGENTS

Paddock View 6 Harlings
Hertford Heath SG13 7PQ
Guide Price £960,000

Elliot Heath are delighted to offer this immaculately presented and much improved four-bedroom detached home situated in a sought after Close built on grounds that were formerly the Haileybury College Masters House. Set in arguably the best location and gardens in The Harlings, Paddock View has a pleasant woodland aspect to the rear together with a generous frontage with carriageway driveway. Situated close to Haileybury College. Hertford Heath is a charming and highly accessible village with access to Hertford Heath Nature Reserve with bridleways and excellent walking trails, a highly regarded Gastro pub, along with shops and further schooling. The property is within easy reach of the A10 trunk road with London and M25 to the South and Cambridge to the North. The County town of Hertford is within approx. 3 miles with 2 mainline rail services to London. Broxbourne station, with its reliable, fast, and frequent train service into Liverpool Street Station together with the Stansted Express, is just a 10-minute drive away. With accommodation to include dual aspect lounge, separate dining room, stunning family room, downstairs cloakroom, beautifully fitted kitchen, utility room, master bedroom with fitted wardrobes and en suite bathroom, three further bedrooms, and a remodelled family bathroom, together with a secluded rear garden, carriageway driveway and garage. To view this property please call Elliot Heath 01920 293333.





ACCOMMODATION

HALL

Doors to inner hall and:

DOWNSTAIRS CLOAKROOM

With window to front aspect. Fitted with a suite comprising wash hand basin with tiled surround, low flush wc, porcelain tiled flooring, and radiator.

INNER HALLWAY

With turning staircase to first floor landing with useful under stairs storage cupboard, porcelain tiled flooring, radiator. Double doors to:

LIVING ROOM 22' 3" x 11' 10" (6.78m x 3.60m)

A light and airy dual aspect room with windows to front aspect and double glazed patio doors to the rear, fireplace with stone surround, radiator.

DINING ROOM 11' 8" x 11' 0" (3.55m x 3.35m)

With window to front aspect, radiator.

KITCHEN 10' 4" x 11' 8" (3.15m x 3.55m)

With door and window to rear garden. Fitted with a range of wall and base storage units with Quartz work surfaces over incorporating a single drainer one and a half bowl sink unit with mixer taps, well equipped including two drop and slide Neff ovens, five ring gas hob, integrated dishwasher and wine cooler, porcelain tiled flooring.

FAMILY ROOM 19' 1" x 10' 2" (5.81m x 3.10m)

With double doors opening to the rear garden, independent air conditioning unit, radiator, door to:

UTILITY ROOM

Fitted with a range of storage units, wash hand basin, plumbing for washing machine, door to garage.

FIRST FLOOR LANDING

With window to rear aspect, double linen cupboard. Loft hatch.



MASTER BEDROOM 12' 8" x 10' 0" (3.86m x 3.05m)

With window to front aspect, radiator, fitted wardrobe cupboards. Door to:

EN SUITE BATHROOM

With window to front aspect. Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment, low flush wc, wash hand basin set in a tiled surround with cupboards below, complementary ceramic tiled walls.

BEDROOM TWO 12' 8" x 9' 5" (3.86m x 2.87m)

With window to front aspect, radiator.

BEDROOM THREE 12' 0" x 9' 0" (3.65m x 2.74m)

With window overlooking rear garden with aspects to woodland beyond, radiator.

BEDROOM FOUR 12' 0" x 7' 0" (3.65m x 2.13m)

With window overlooking rear garden with woodland aspects to rear, radiator.

BATHROOM

With window to front aspect. Fitted with a suite comprising panel enclosed bath with mixer taps, separate shower cubicle with body jets, dual flush wc, pedestal wash hand basin, fully tiled, chrome heated towel rail.

OUTSIDE

The property is approached via a carriage driveway providing parking for several vehicles which in turn leads to a garage with electric door. The rear garden benefits from a blue slate patio seating area which in turn leads to the lawn with raised decked area, mature borders, tree lined, aspect to Haileybury Woods.

EPC

EPC Rating D.

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.

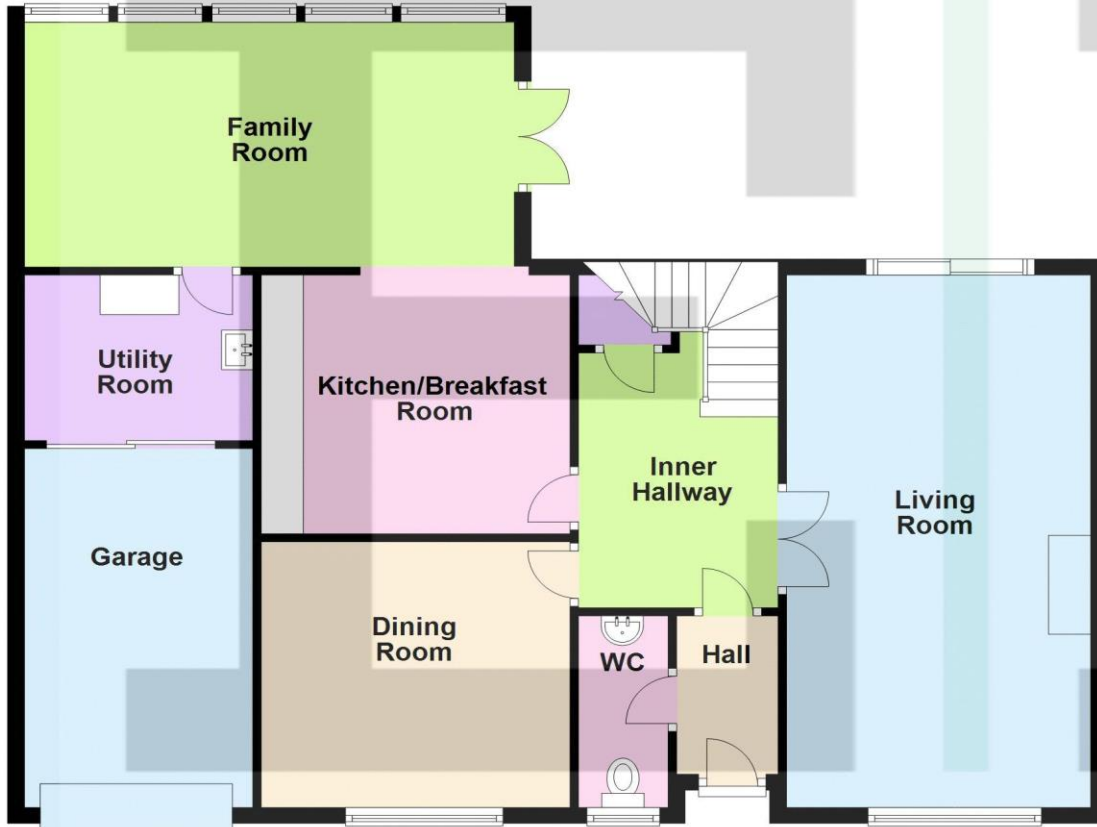






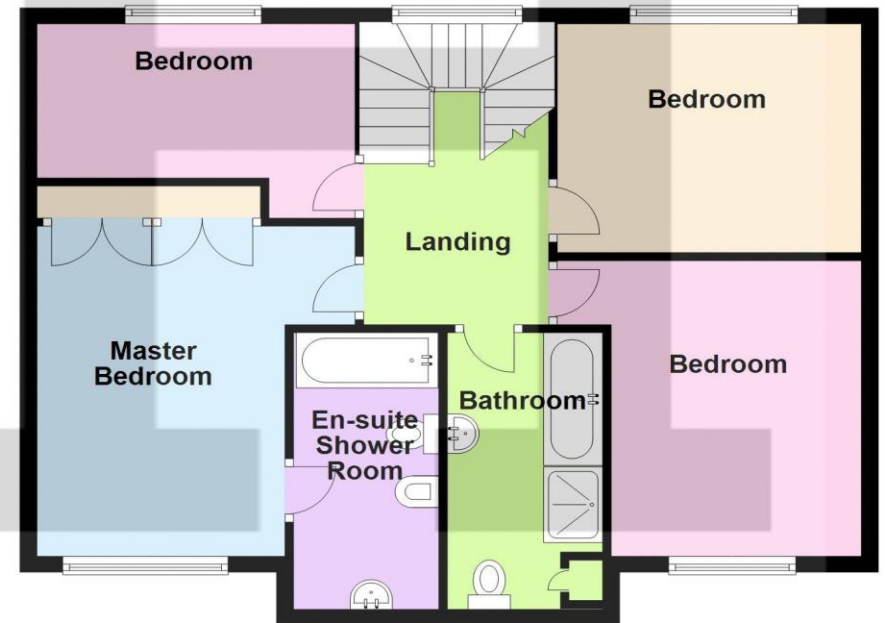
Ground Floor

Approx. 103.1 sq. metres (1109.8 sq. feet)



First Floor

Approx. 68.3 sq. metres (735.0 sq. feet)



Total area: approx. 171.4 sq. metres (1844.7 sq. feet)



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