



PROPERTY DESCRIPTION

				
Living rooms	Bedrooms	Bathrooms	Car Park	Area
2	5	2	Yes	2,438 sq ft

A beautiful renovated 5 bedroom detached Victorian home that is spread over 2,438 sq ft located within the centre of this highly sought-after village called Hertingfordbury, surrounded by some outstanding countryside, The property has been finished to an exceptional standard and includes five double bedrooms, large family kitchen/dinner, with top of the range appliances, utility room, large living room, downstairs W.C, bathroom, and an en-suite and dressing room to the master bedroom, the property has under floor heating to the ground floor, externally, there is a lovely courtyard garden and a double carport.



TERMS

Local Authority: East Hertfordshire District Council
Tenure: Freehold

ROOM DESCRIPTION

Kitchen/Dining room 29' 7" x 18' 3" (9.01m max x 5.57m)

Sash windows to all aspects, with bi-folding doors leading to lovely court yard garden, bespoke kitchen with a fantastic range of wall and base units with stone work tops and breakfast bar and two stainless steel sinks, integrated appliances to include wine cooler, two ovens, combi microwave, five ring gas hob, with extractor hood, fridge, freezer and dishwasher, recycling bins, spotlights and two ceiling lights, two vertical radiators, engineered wood flooring.

Family Bathroom

Sash window to front aspect, tiled walls and floor to complement a White suite comprising panel enclosed bath with shower over, low level WC, vanity wash hand basin, extractor fan, chrome heated towel rail.





Master Bedroom 18' 2" x 18' 11" (5.78m x 5.00m)
Sash window to front and side aspect, Victorian cast iron radiator, ceiling light and spotlights, carpet flooring.

En-suite

Sash window to side aspect, with beautiful exposed feature brick work, white suite comprising large walk-in shower, low level WC, vanity wash hand basin, extractor fan, Victorian cast iron radiator, tiled walls and flooring.

Bedroom Two 12' 3" x 8' 10" (3.75m x 2.07m)
Sash window to front aspect, fitted wardrobe, Victorian cast iron radiator, ceiling light, carpet flooring.

Bedroom Three 16' 4" x 10' 1" (5.00m x 3.08m)
Sash window to rear aspect, fitted wardrobe, Victorian cast iron radiator, ceiling light, carpet flooring.

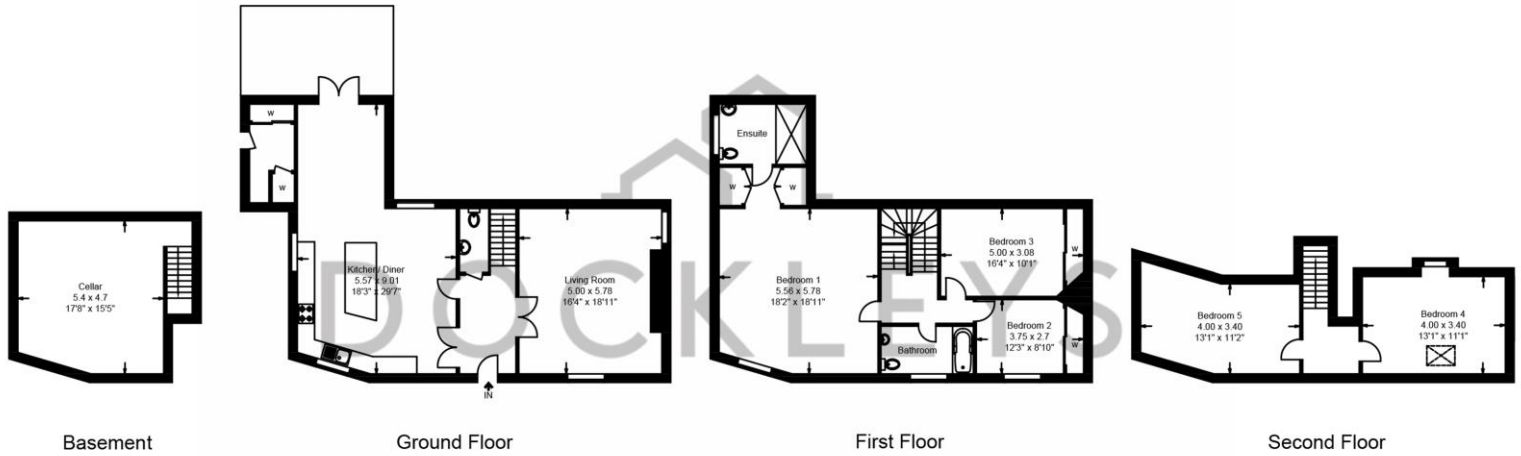
Bedroom Four 13' 1" x 11' 1" (4.00m x 3.40m)
Sash window to rear aspect, Velux to front aspect, Victorian cast iron radiator, access to large walk-in loft space, spotlights, carpet flooring.

Bedroom Five 13' 1" x 11' 2" (4.00m x 3.40m)
Velux to front aspect, Victorian cast iron radiator, spotlights, carpet flooring.



Hertingfordbury Road Pub

Approximate Gross Internal Area
226.59 sq m / 2438.9 sq ft



The floor plan is not to scale and measurements and are as shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of measuring practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your inspection of the property. Copyright of Maison Photography Ltd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	84	
(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 (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

TRANSPORT LINKS & JOURNEY TIMES

Hertford North Train Station 0.9 miles

Hertford East Train Station 1.6 miles



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