



Birch Green, Hertford, SG14 2LU

Welcome to Birch Green, Hertford

Located within the centre of this highly regarded village and surrounded by open countryside is this three bedroom terraced family home. The downstairs accommodation includes a bright and spacious lounge, downstairs cloakroom, fitted kitchen and separate dining room. The first floor comprises of three bedrooms and a family bathroom. Externally there is a large secluded garden with beautiful views out onto fields. Birch Green itself offers a popular village school, with the Cowper Arms village pub in Letty Green, leisurely walk away. Hertford town, Wewlyn garden city and Hatfield are all close by and offers an excellent choice of localised shops, restaurants and schooling for all ages plus great transport links to London.



-Accommodation Overview-

Entrance Hall:

Stairs to first floor.

Lounge:

16' 8" max x 13' 3" into fireplace (5.08m max x 4.04m into fireplace)
Double glazed window to front aspect, feature fireplace, laminate flooring, two radiators.

Dining Room:

11' 5" max x 10' 5" max (3.48m max x 3.17m max)
Double glazed window to front aspect, radiator.

Kitchen:

13' 10" into cupboards x 7' 11" (4.22m into cupboards x 2.41m)
Fitted wall and floor units with work surface over, stainless steel sink unit with tap over, gas hob with oven beneath and extract canopy over, space for washing machine, space for slimline dishwasher, two double glazed window to rear aspect, built in pantry cupboard.

Downstairs Wc:

Wash hand basin, WC, obscure double glazed window.

-First Floor Landing-

Double glazed window, storage cupboard, door to all rooms.

Bedroom One:

13' 4" max x 13' 3" max (4.06m max x 4.04m max)
Double glazed window, carpet, radiator.

Bedroom Two:

14' 1" max x 10' 5" max (4.29m max x 3.17m max)
Double glazed window to front aspect, carpet, storage cupboard, radiator.

Bedroom Three:

10' 3" max x 10' max (3.12m max x 3.05m max)
Double glazed window to rear aspect, carpet, storage cupboard, radiator.

Bathroom:

Three piece suite comprising of panel enclosed bath with shower over, wash hand basin with taps over, WC, obscure double glazed window to rear aspect.

Rear Garden:

Large rear garden being mainly laid to lawn with beautiful views across countryside.



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Welcome to

Birch Green, Hertford

- Three Bedroom Terraced Family House
- Downstairs Cloakroom & Family Bathroom
- Fitted Kitchen & Separate Dining Room
- Sought After Village Location
- Secluded Large Rear Garden With Views

Tenure: Freehold EPC Rating: C

Offers In Excess Of

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107474 - 0003

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