



Portland Place, Hertford Heath HERTFORD SG13 7RR

Welcome to Portland Place, Hertford Heath HERTFORD

Set within a private road in the sought after village of Hertford Heath is this substantial five bedroom detached residence offering fantastic living space throughout. The downstairs accommodation currently offers a large spacious family room, dining room and kitchen diner with utility area. To the side of the house there is a further reception room/day room, study, utility kitchenette and direct access to the large double garage which makes great scope for an annexe or to offer additional living and work space. To the first floor are five bedrooms, a family bathroom and en-suite shower room to the main bedroom. Externally the property offers a secluded mature garden, brick built summer house and swimming pool. To the front there is parking for five/six cars and direct access to the double garage.



-Accommodation Overview-

Inner Hall:

Built in storage cupboard, radiator.

Entrance Hall:

Stairs to first floor.

Downstairs Cloakroom:

Wash hand basin with chrome mixer tap over, low level WC, tiled floor, radiator, obscure double glazed window to rear aspect.

Lounge:

23' 7" x 14' 5" (7.19m x 4.39m)

Dual aspect double glazed window to front, two double glazed windows and double glazed casement doors leading to rear garden, fireplace, double door to hallway, arch to inner hall.

Inner Hall:

Direct access to double garage, double glazed window, radiator.

Study:

12' 4" x 7' 6" (3.76m x 2.29m)

Obscure double glazed window to side aspect, radiator.

Utility Room:

Range of wall and base units with solid oak work surfaces with square edges, single sink unit and drainer with mixer tap over, space for washing machine, space for tumble dryer, radiator, obscure double glazed window to side aspect, tiled splashbacks and surround.

Sitting Room/Play Room:

16' 1" x 12' 11" (4.90m x 3.94m)

Two double glazed windows to side aspect, double glazed casement doors leading to garden, radiator.

Kitchen:

12' 6" x 12' 6" (3.81m x 3.81m)

Range of wall and base units with roll top work surface over and central island unit with seating area, double stainless steel sink unit and drainer with mixer tap over, space for range style cooker with large stainless steel extractor hood over, space for fridge freezer, space for dishwasher, wall mounted boiler, radiator, double glazed window to side aspect, double glazed window to rear aspect, tiled splashbacks, access through to utility area.

Utility Area

Dining Room:

13' 8" x 10' 6" (4.17m x 3.20m)

Double glazed window to front aspect, open to hallway, radiator, built in bespoke display storage units made and fitted by Conquest.

-First Floor Landing-

Obscure double glazed window to side aspect, access to loft.

Bedroom One:

16' 4" x 17' 4" max (Part restricted HH) (4.98m x 5.28m max (Part restricted HH))

Double glazed window to front aspect, walk in wardrobe, radiator, door to en-suite.

En-Suite:

Large shower cubicle, vanity wash hand basin with mixer tap over and vanity unit below, low level flush WC, fully tiled walls, fitted storage cupboard, tiled floor, heated towel rail, double glazed window to rear aspect.

Bedroom Two:

10' 3" (Restricted HH) x 11' 7" (3.12m (Restricted HH) x 3.53m)

Double glazed window to front aspect, radiator.

Bedroom Three:

11' 5" x 9' 1" (Restricted HH) (3.48m x 2.77m (Restricted HH))

Double glazed window to rear aspect, radiator, space for wardrobe

Bedroom Four:

21' 5" x 7' 10" plus recess (Restricted HH) (6.53m x 2.39m plus recess (Restricted HH))

Two double glazed windows to front, two radiators, and storage cupboard.

Bedroom Five:

9' 1" (Restricted HH) x 9' 2" (2.77m (Restricted HH) x 2.79m

Double glazed window to rear aspect, radiator.

Bathroom:

Four piece suite comprising of large walk in shower fully tiled with rainfall shower over, free standing bath with chrome taps over, wash hand basin with vanity units, dual flush WC, chrome heated towel rail, obscure double glazed window to rear aspect.

-Exterior-

Rear Garden:

Generous rear garden offering decked and tiled patio area leading onto a mainly laid to lawn mature garden with mature shrubs and trees, further paved seating area, large swimming pool, access to brick built outhouse.

Summerhouse:

Brick built summer house with double glazed double doors, power and lighting.

Swimming Pool:

Approximately 25/30ft fully functional swimming pool with outhouse area housing pump and pool equipment.

Driveway:

Shingled driveway offering parking for five/six cars.

Double Garage:

Two single door garages with up and over doors, garages with full power and lighting, door to inner hall of house.



Welcome to

Portland Place, Hertford Heath HERTFORD

- Substantial Five Bedroom DETACHED House
- Three Reception Rooms
- Kitchen Diner And Two Utility Rooms
- Family Bathroom And En-Suite Shower Room
- Swimming Pool And Summer House
- Mature Rear Garden
- Large Driveway Offering Parking For Five/Six Cars
- Desirable Village Location

Tenure: Freehold EPC Rating: C

£1,000,000



Total floor area 252.0 sq. m. (2,713 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for William H Brown. Powered by www.houlogent.com



check out more properties at williamhbrown.co.uk

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
HFD105680 – 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01992 586501

Hertford@williamhbrown.co.uk

21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER

williamhbrown.co.uk  **william h brown**