



London Road, Hertford Heath Hertford SG13 7RJ

welcome to

London Road, Hertford Heath Hertford

A charming two double bedroom period Home situated in the ever popular and peaceful village of Hertford Heath, this beautifully presented extended period home offers the perfect blend of character and modern living. Externally, the home benefits from off-street parking for several vehicles.



-Accommodation Overview-

Entrance Porch:

Door leading into living room.

Living Room:

22' 7" x 12' 2" (6.88m x 3.71m)

Through lounge - Double glazed sash window to front aspect, feature open fireplace, built in shelving, storage cupboard, radiator.

Dining Area:

Stairs to first floor, window to rear aspect, radiator, opens to kitchen.

Kitchen:

18' 9" x 6' 2" (5.71m x 1.88m)

Fitted wall and base units with granite work surface over, one and half sink unit with mixer tap over, space for cooker, space for dishwasher, space for washing machine, space for fridge freezer, two windows to side aspect, double glazed door leading to rear garden, skylight, spot lighting.

-First Floor Landing-

Two storage cupboards, loft access - boarded and

Bedroom One:

10' 8" x 10' 4" excluding wardrobes (3.25m x 3.15m excluding wardrobes)

Window to front aspect, fitted wardrobes, feature fireplace, carpet.

Bedroom Two:

11' 8" x 6' 1" (3.56m x 1.85m)

Window to rear aspect, carpet, radiator.

Bathroom:

Three piece suite comprising of bath with shower over, wash hand basin, WC, chrome heated towel rail, skylight window, obscure double glazed window built in storage cupboards.

-Exterior-

Rear Garden:

A landscaped rear garden with a patio area with steps leading up to a central lawn and seating area at the rear leading to an outbuilding, storage shed, fence boundary walls, shrubs and plants.

Summer House:

Driveway:

Off-street parking to front of the property.



view this property online williamhbrown.co.uk/Property/HFD108036



welcome to

London Road, Hertford Heath Hertford

- A Charming Two Double Bedroom Period Home
- Off Street Parking
- Modern Gally Kitchen
- Mature Landscaped Rear Garden
- Summer House

Tenure: Freehold EPC Rating: D
Council Tax Band: C



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). Powered by www.focalagent.com

£435,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108036



Property Ref:
HFD108036 - 0002

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 buyers 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk