



**Bryan Bishop**  
*and partners*

**Woolmers Lane**  
**Hertford, SG14 2NU**



# Woolmers Lane

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A superbly presented five-bedroom detached residence that sits on just over a 1/2 acre plot, offering spacious and versatile family accommodation across two floors. Enviably situated in the semi-rural village location of Letty Green, on the outskirts of Hertford.

Enter via the spacious entrance hallway with hardwood flooring and floods of light via the rear of the property. The ground floor consists of three substantial reception rooms, currently arranged as a formal dining room, living room and family room. The rear aspect family room is a real hub of the home, showcasing beautiful views of the garden with an abundance of glass and French doors out. The kitchen/breakfast room comprises of a range of base and eye level units with various integrated appliances, kitchen island, quartz worktops and a front aspect bay window. The kitchen is served by a separate utility, providing side access to the front and rear of the property. The ground floor also provides two generously sized guest bedrooms, with the rear aspect bedroom featuring French doors out to the garden and each with fitted wardrobes. The bedrooms are served by a nicely finished shower room.

To the first-floor landing, consisting of a fully-tiled family bathroom and three double bedrooms, including the large rear aspect principle bedroom with sizeable balcony and en-suite bathroom.

Externally, the rear garden measures over 200ft and has been thoughtfully landscaped with a range of mature beds, shrubs and trees. The garden is predominantly laid-to-lawn with an initial raised patio/decked entertainment space. Returning to the front of the property is a large, gated shingle driveway that can comfortably accommodate ten cars and detached double garage.

Letty Green offers access to various amenities such as the popular Hertingfordbury Cowper village school in Birch Green and the Cowper Arms village pub, both just a short walk away. Hertford town is a short drive away offering easy access to the ever-popular town centre, Hertford North train station and exceptional local schools, equidistant lies Welwyn Garden City with its fantastic shopping facilities including the John Lewis and Partners. Hatfield station is an 8 minute drive away with trains running into King Cross St Pancras in just 25 minutes.







## GROUND FLOOR

Kitchen / Living / Room

Utility Room

Family / TV Lounge

14'8" x 16'2"

Sitting Room

20'10" x 24'10"

Bedroom

15'10" x 12'0"

Bedroom

12'0" x 12'0"

## FIRST FLOOR

Master Bedroom

17'10" x 16'0"

En-Suite

Bedroom

15'11" x 20'6"

Family Bathroom

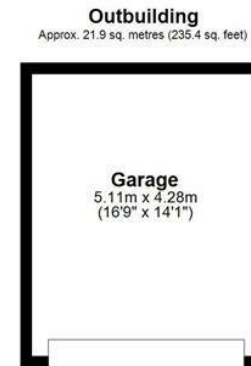
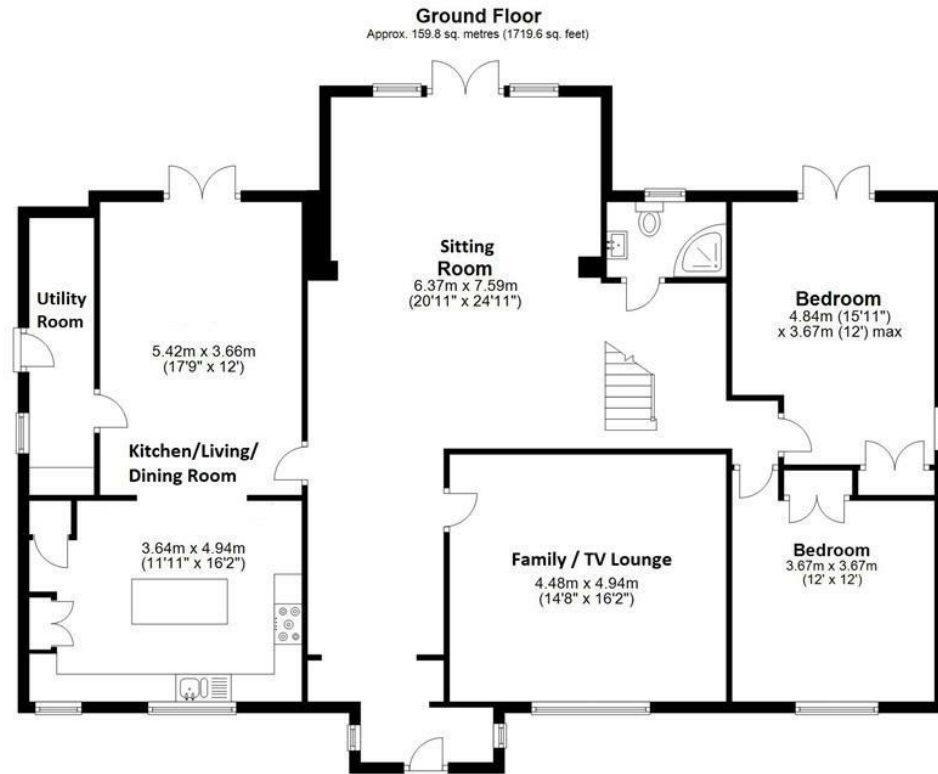
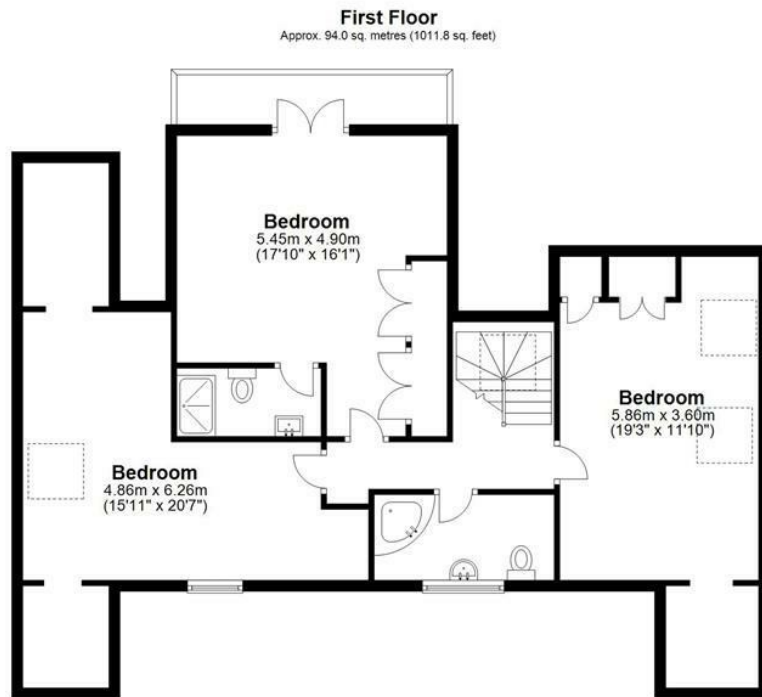
Bedroom

19'2" x 11'9"









Total area: approx. 275.6 sq. metres (2966.8 sq. feet)











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