



7 Broad Green Wood, Bayford, Hertford, SG13 8PS  
Offers In Excess Of £1,000,000



## 7 Broad Green Wood, Hertford, SG13 8PS

A rare opportunity to purchase this renovated and extended Four Bedroom Family Home located on the outskirts of the popular village of Bayford.

Immaculately presented throughout and to the highest order the property has a wonderful 30' Kitchen dining room, with triple aspect access to the wrap around rear garden, perfect for entertaining and summer evenings. Completing the ground floor accommodation there is further reception room, utility area and downstairs cloakroom. Upstairs there is a spacious landing that leads to four good sized bedrooms. The master bedroom benefits from views over the rear garden, it's own Juliet balcony and walk in wardrobe through to En-Suite. There is also a spacious family bathroom.

The property sits on a corner plot approx. 0.35 of an acre and adjoins a small wood giving access to the open countryside offering stunning views and walks, There is ample off street parking for several cars and a summer house / outbuilding which could be converted into a home gym, bar or simply a great storage solution.

Bayford train station gives you access to Central London and is approximately one mile away. You are also just a short drive from Hertford Town Centre and all other amenities. This family home is a way of life tucked away in a private road. This is a superb opportunity and shouldn't be missed. Please call Lanes Estate Agents today.



## Hallway

**Reception** 11'4 x 11'10 (3.45m x 3.61m)

**Dining Area** 12'8 x 11'5 (3.86m x 3.48m)

**Kitchen / Reception Room** 30'10 x 15'3 (9.40m x 4.65m)

## First floor

**Bedroom One** 15'4 x 11'2 (4.67m x 3.40m)

**Bedroom Two** 15'4 max x 10'3 (4.67m max x 3.12m)

**Bedroom Three** 11'8 x 11'5 (3.56m x 3.48m)

**Bedroom Four** 11'5 x 11'4 (3.48m x 3.45m)

## Outside

**Summer House / Garden Room** 24'5 12'5 (7.44m 3.78m)







Ground Floor

First Floor

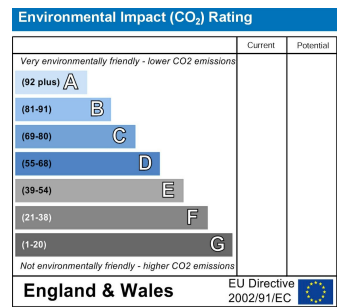
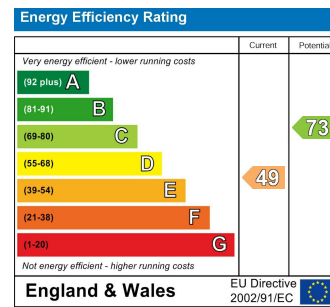
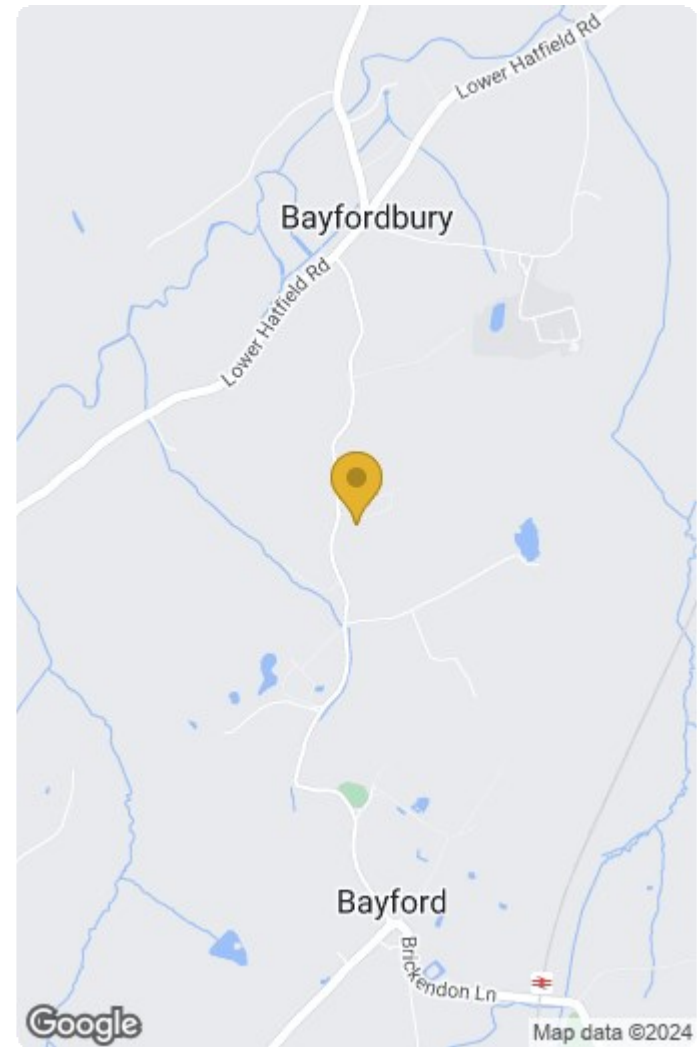
**Broad Green Wood**

Approximate Gross Internal Floor Area : 169.30 sq m / 1822.33 sq ft

(Excluding Garden Room)

Garden Room : 28.20 sq m / 303.54 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

