



SIMPLY HOMES

**Brickendon Green**

Brickendon SG13 8PB

Price Guide £1,000,000









# Brickendon Green

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A four-bedroom semi-detached family home, located in the highly sought after and ever popular village of Brickendon. Positioned just off the village green with its well equipped children's play area. A short walk also leads to the local village pub.

This property, set within a beautiful mature plot, offers superb potential to remodel and extend (STPP) as required. It is centrally heated (oil) and all windows are double glazed.

The ground floor accommodation comprises a spacious entrance hallway with WC, fireplace and staircase up to the first floor. A sizeable and dual aspect living room with feature fireplace, bay window and adjacent office. The rear aspect kitchen/breakfast room consists of a range of base/eye level units and various free-standing appliances. The kitchen is served by a separate utility and formal dining room.

To the first-floor landing, comprising of four good-sized bedrooms (including the 20ft principal bedroom with its fitted wardrobes and en-suite shower room). There is a family bathroom that serves the remaining three bedrooms.

To the exterior, a particularly attractive feature of the property with mature and well-established gardens to both front and rear. There is a summer house at the top of the main garden and a greenhouse in the back garden. There is the additional benefit of a large sweeping driveway and detached double garage, providing ample off street parking.

The home is set in the heart of the attractive village of Brickendon, Hertfordshire approximately 3.5 miles south of Hertford. The property is encompassed by greenbelt countryside with Bayford railway line serving London's Kings Cross and Moorgate less than 1/2 a mile away. The area also offers an excellent selection of highly regarded private schools including Queenswood, Haileybury College and Heath Mount. Close by is Broxbourne Woods, Hertfordshire's only National Nature Reserve. The Farmer's Boy and Brickendon Golf club are also nearby via a short walk.











**- Brickendon Green -**

**- Ground Floor -**

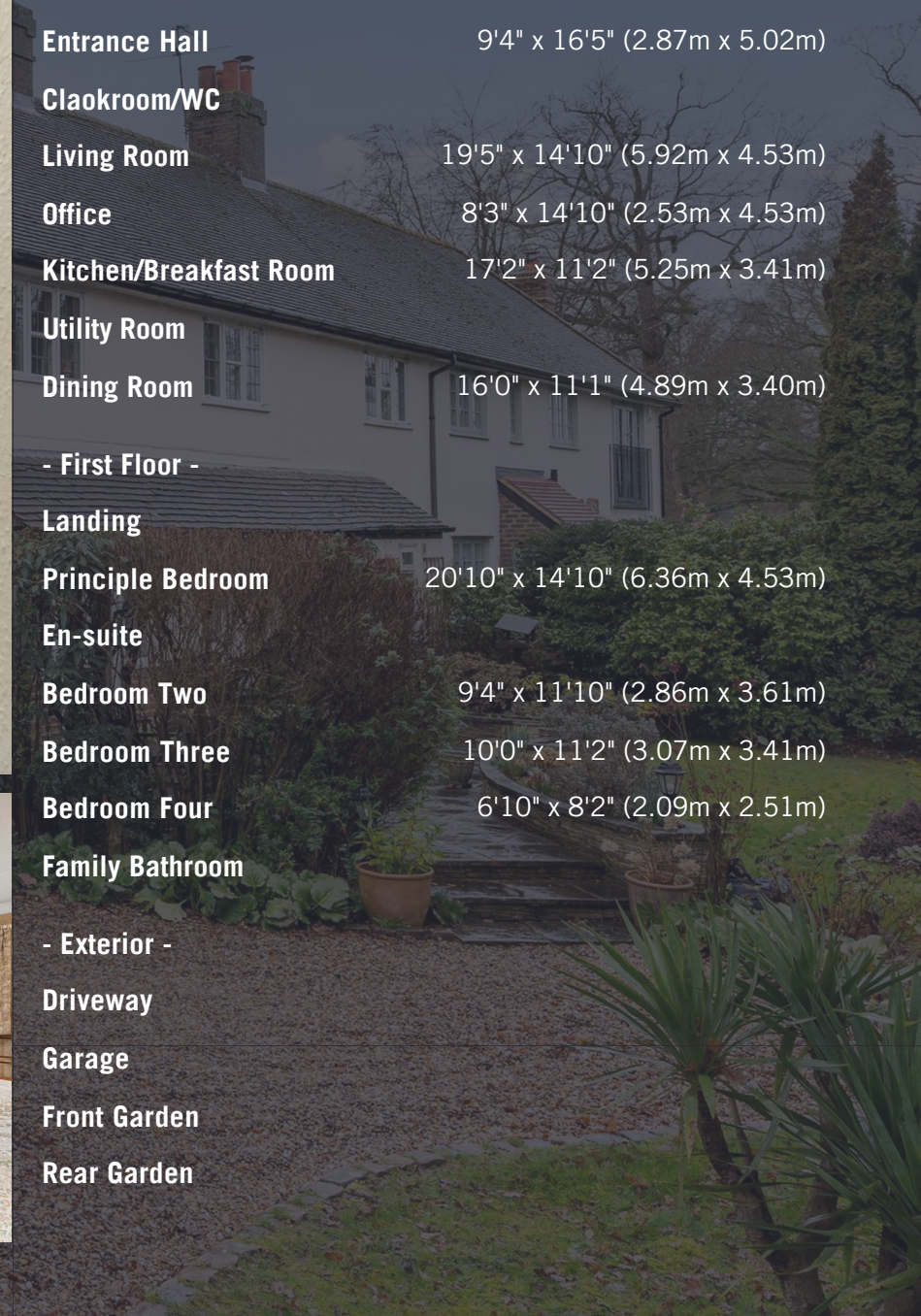
<b>Entrance Hall</b>	9'4" x 16'5" (2.87m x 5.02m)
<b>Claokroom/WC</b>	
<b>Living Room</b>	19'5" x 14'10" (5.92m x 4.53m)
<b>Office</b>	8'3" x 14'10" (2.53m x 4.53m)
<b>Kitchen/Breakfast Room</b>	17'2" x 11'2" (5.25m x 3.41m)
<b>Utility Room</b>	
<b>Dining Room</b>	16'0" x 11'1" (4.89m x 3.40m)

**- First Floor -**

<b>Landing</b>	
<b>Principle Bedroom</b>	20'10" x 14'10" (6.36m x 4.53m)
<b>En-suite</b>	
<b>Bedroom Two</b>	9'4" x 11'10" (2.86m x 3.61m)
<b>Bedroom Three</b>	10'0" x 11'2" (3.07m x 3.41m)
<b>Bedroom Four</b>	6'10" x 8'2" (2.09m x 2.51m)
<b>Family Bathroom</b>	

**- Exterior -**

- Driveway**
- Garage**
- Front Garden**
- Rear Garden**















Total area: approx. 205.0 sq. metres (2207.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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