



SIMPLY HOMES

Well-Row

Bayford SG13 8PW

Price Guide £675,000



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A charming two-bedroom character cottage located in the highly desirable and sought after village of Bayford, Hertfordshire. This semi-detached home boasts wonderful views across open fields to both front and rear, with detached garage and driveway.

The ground floor accommodation offers a vast amount of character and charm, including lounge/diner with feature Inglenook fireplace and exposed timber beams, fitted kitchen, and rear aspect garden room. The ground floor is served by a fully tiled and four-piece bathroom.

To the first-floor landing, there are two double bedrooms each with fitted wardrobes and the larger bedroom benefitting from being dual aspect.

Externally the garden is a real focal point of the home, with it being West facing and measuring approximately 250ft long and 60ft wide. The garden is predominantly laid-to-lawn with mature trees, shrubs and a patio entertainment area to soak up the far-reaching views in those summer evenings. The front of the property provides both a garage and driveway supplying ample off-street parking.

Bayford is one of the more highly regarded villages within Hertfordshire, having a true community spirit. The village is within easy access to various road and rail links; Bayford train station (0.8 miles/10min walk) servicing London's Moorgate station, with Broxbourne station service to London Liverpool Street and Hatfield (15min drive) with trains 25min into London Kings Cross. Hertford Town (3 miles) with its range of great schools, shops and restaurants and Little Berkhamsted's local village shop (1.6 miles) are also within easy access via car or bus journey.

The vendor has planning permission approved for a wrap around two-storey extension, converting the home into a 3-bedroom/2-bathroom home and the erection of two outbuildings for the use of an office and home gym w/shower. Planning reference - 3/22/1199/HH & 3/23/1218/CLPO via the East Herts Planning Portal website. Plans are available directly Simply Homes.







- Ground Floor -

Entrance Hallway

Lounge/Dining Room 21'9" x 14'11" (6.65m x 4.56m)

Kitchen 12'1" x 8'0" (3.70m x 2.44m)

Garden Room 10'1" x 13'11" (3.09m x 4.25m)

Family Bathroom

- First Floor -

Landing

Bedroom One 12'11" x 14'11" (3.94m x 4.56m)

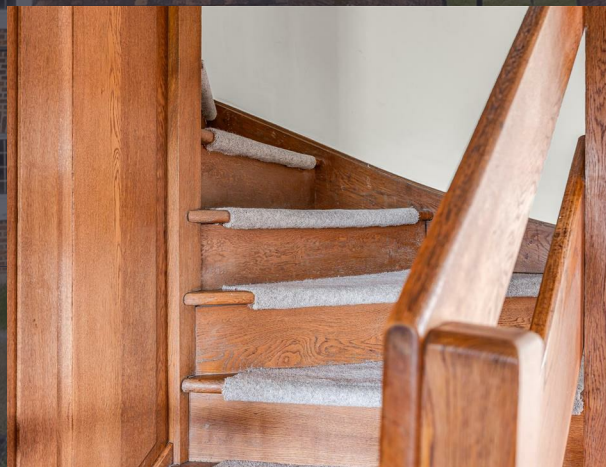
Bedroom Two 8'8" x 8'6" (2.65m x 2.60m)

- Exterior -

Driveway

Garage 23'10" x 10'4" (7.27m x 3.17m)

Rear Garden

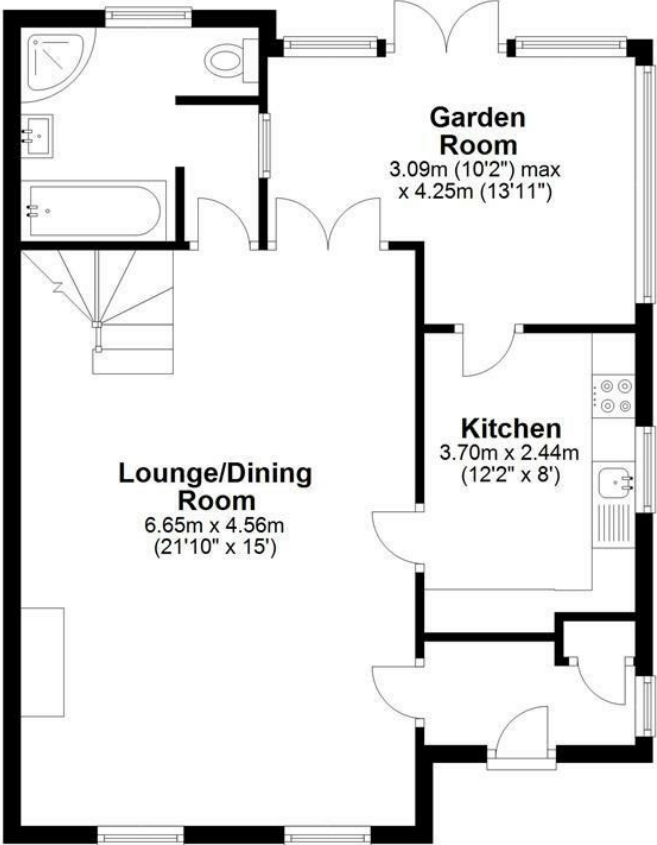






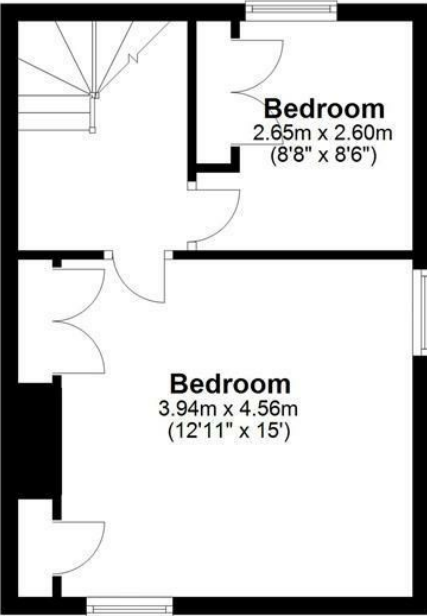
Ground Floor

Approx. 84.8 sq. metres (912.4 sq. feet)



First Floor

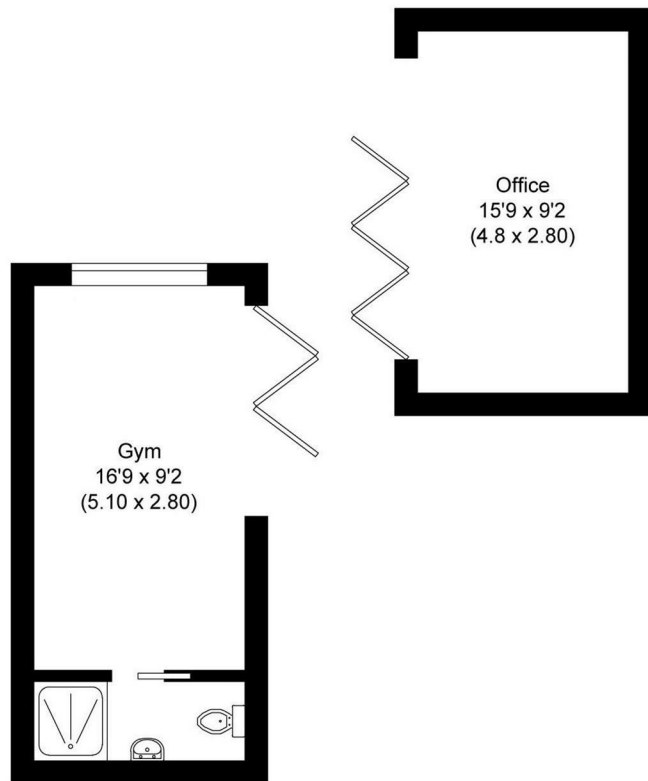
Approx. 30.8 sq. metres (331.2 sq. feet)



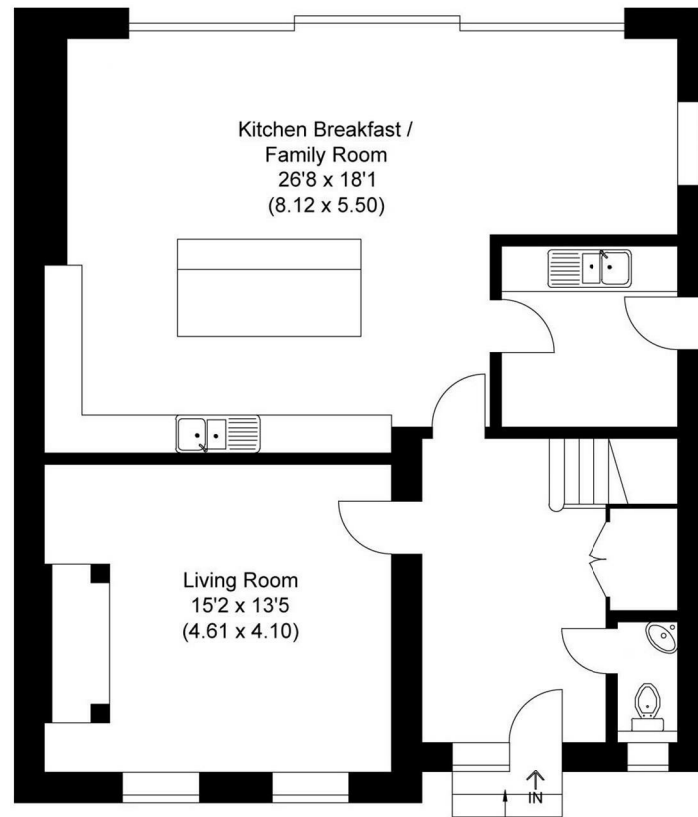
Total area: approx. 115.5 sq. metres (1243.6 sq. feet)

Approved Planning Permission - 2-storey extension and Outbuildings

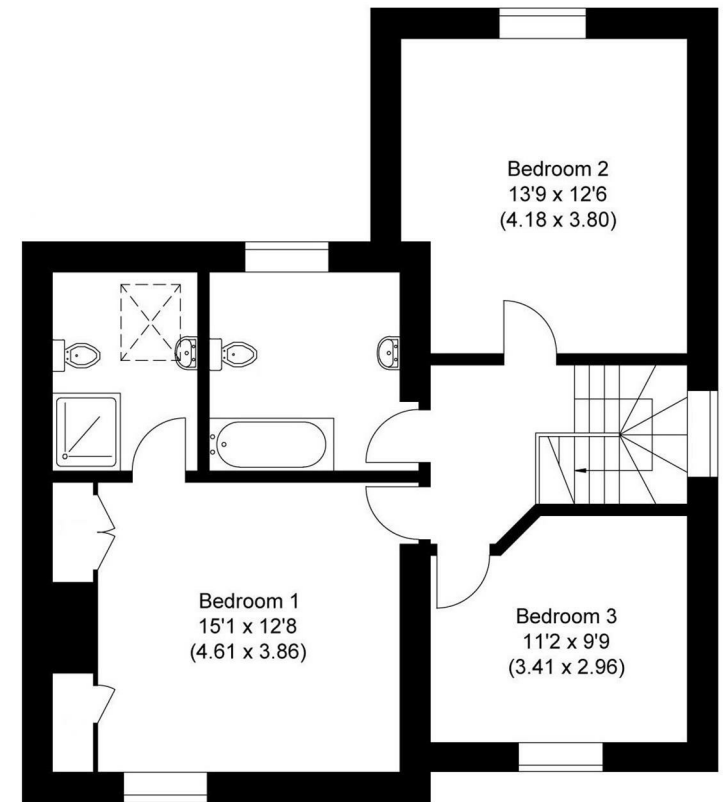
Outbuildings



Ground Floor



First Floor



Total area: approx.177.69sq. metres (1912.61 sq. feet)





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