



SIMPLY HOMES

**Brickendon Green**

Hertford SG13 8PB







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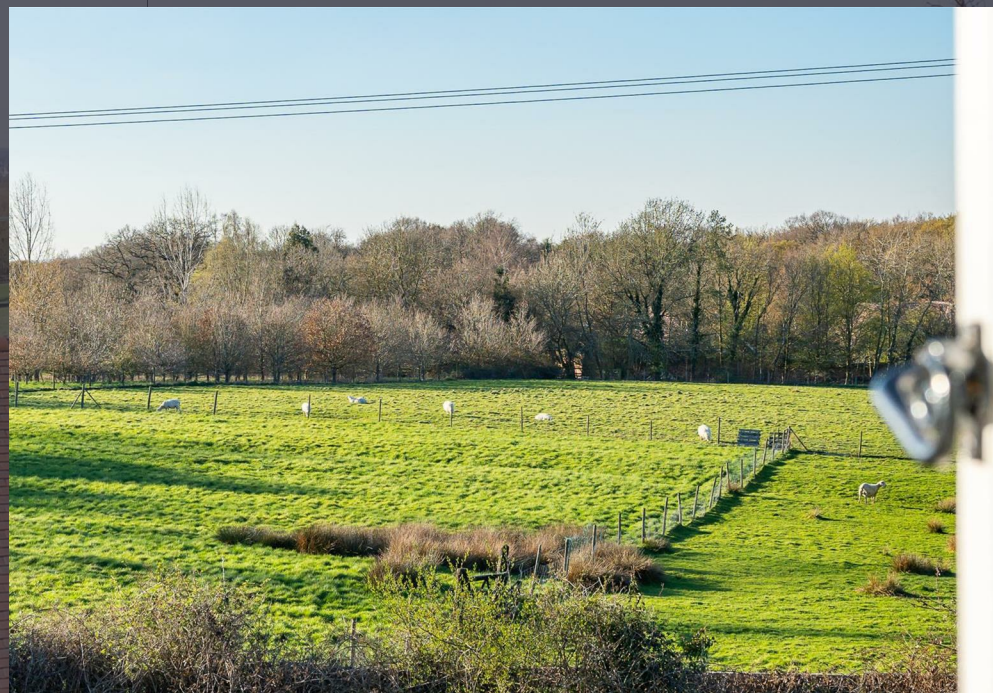
Corner Cottage - This stunning three bedroom, fully bespoke, detached property that is superbly established on a beautiful wrap-around plot. Positioned within this extremely sought after rural location enjoying views over open countryside, the property is conveniently located just a short drive from Bayford Rail Station, local shops and reputable schools.

Enter via the entrance porch and in through the front door that welcomes you into an impressive entrance lobby leading to a ground floor of bright spacious rooms. Towards the rear of the property is a modern kitchen which has been wonderfully designed with fitted appliances, kitchen island and a range of base and eye level units. The kitchen is served by the utility room with useful side access. The right-hand side of the property features the large triple aspect living room with gas burning stove and bi-folding doors out to the garden. The remainder of ground floor comprises of a front aspect study room and downstairs cloakroom/WC.

To the first-floor landing where the property's premium feel continues. The landing leads on to the principal bedroom which boasts fitted wardrobes and a tastefully decorated 3-piece en-suite. The principal bedroom showcases open views of the rear garden and countryside beyond. The first floor consists of a further two double bedrooms and are served by a well-furnished family bathroom.

To the exterior of the property where the beautifully landscaped garden comes into its own with initial raised patio entertainment area, mature shrubs, built-in irrigation system and being predominantly laid-to-lawn. The rear garden has stunning views of the countryside beyond. The rear of the property also features the gated driveway and a purpose-built studio/garage.

Superbly located on Brickendon village green, the home is just a short walk to the Farmers Boy pub, Brickendon golf club and easy access to enjoy a variety of beautiful rural walks across the vast open countryside. The village is located within just three miles of the county town of Hertford and under a mile from Bayford station servicing London Moorgate and Finsbury Park.











**- Summary -**

**- Ground Floor -**

<b>Hallway</b>	
<b>Living Room</b>	26'5" x 13'9" (8.07m x 4.20m)
<b>Kitchen/Dining Room</b>	18'6" x 24'5" (5.64m x 7.46m)
<b>Utility Room</b>	5'3" x 10'2" (1.61m x 3.10m)
<b>Cloakroom/WC</b>	
<b>Study</b>	6'3" x 10'2" (1.91m x 3.10m)

**- First Floor -**

<b>Landing</b>	
<b>Bedroom One</b>	10'1" x 17'8" (3.08m x 5.41m)
<b>En-suite</b>	
<b>Bedroom Two</b>	13'1" x 11'5" (4.00m x 3.48m)
<b>Bedroom Three</b>	13'1" x 10'5" (4.00m x 3.20m)
<b>Family Bathroom</b>	

**- Exterior -**

<b>Front Garden</b>	
<b>Rear Garden</b>	
<b>Driveway</b>	
<b>Studio/Garage</b>	9'10" x 20'4" (3.00m x 6.20m)

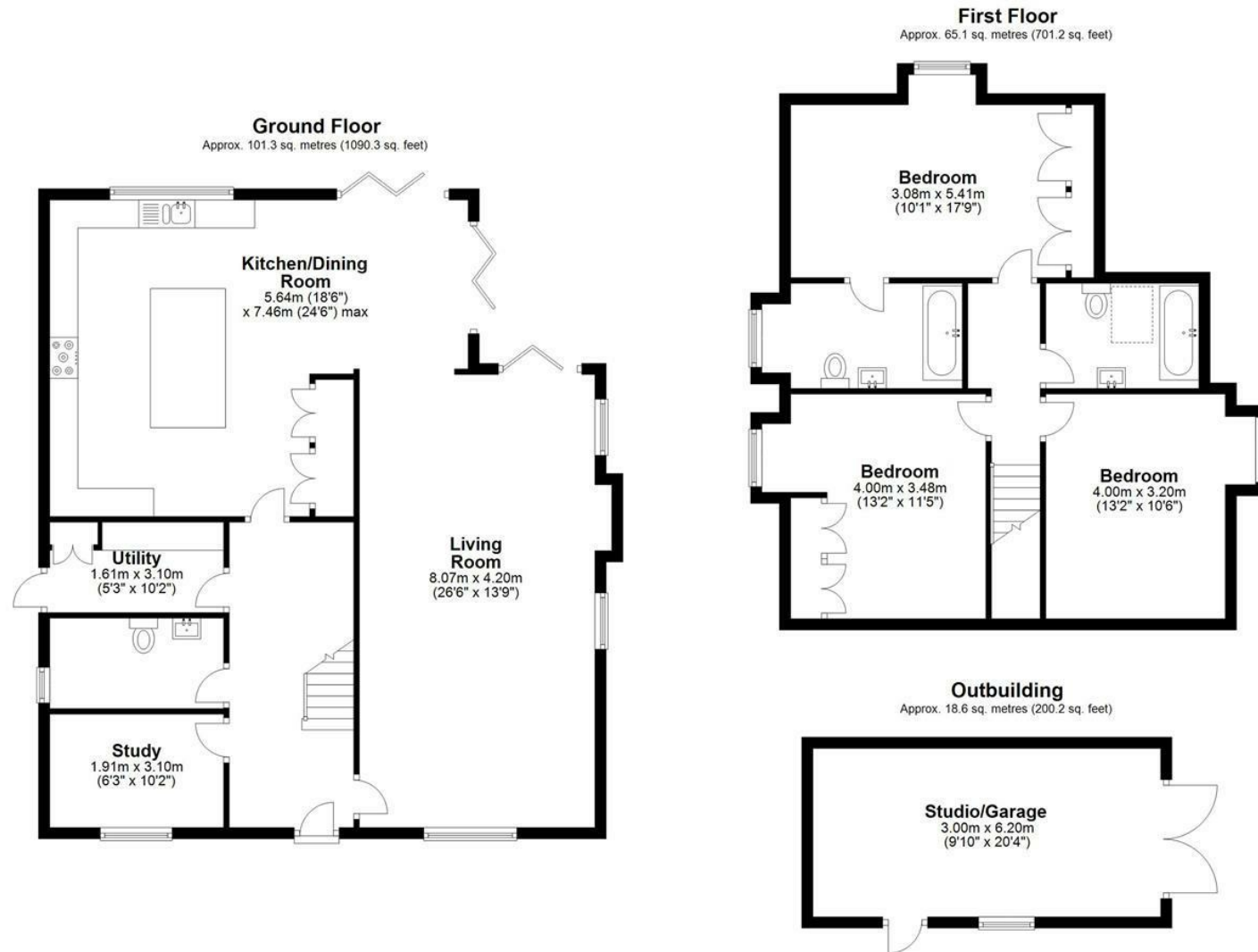












Total area: approx. 185.0 sq. metres (1991.8 sq. feet)

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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