



SIMPLY HOMES

Bayford Green

Bayford SG13 8PU





FOR SALE

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Overlooking the countryside and situated at the end of a private road in one of Hertfordshire's most desirable villages, you will find this wonderful property. This superb 6-bedroom gated residence is located within the highly desired Bayford Green and offering a plot approaching an acre, located less than 3 miles from Hertford and all its amenities.

The ground floor of the home benefits from a large formal entrance hall with feature log burner, cloakroom/WC generous family entertaining areas as well as cosy reading spaces and a home study. The double aspect living room features a brick open fireplace, ensuring warmth on those winter evenings. The kitchen/breakfast room features a range of base/eye level units, granite/wood worktops, breakfast bar and various appliances. The kitchen is served by a separate utility room with a butler sink and gardeners toilet.

To the first floor landing, where there are five bedrooms with four fully-tiled en-suite shower rooms with various sanity ware, fitted wardrobes to three bedrooms and views over the gardens and countryside beyond from each of the rooms.

The second floor landing features an almost 15ft double bedroom, again with rolling countryside views and scope to extend further if required.

The grounds really are a focal point of the home, providing a wonderful 360 degree aspect. Particularly impressive is rear private patio which is a fantastic spot for all your entertainment needs and to soak up it's south facing sun. The garden itself is predominately laid to lawn with various privacy hedging, mature fruit trees and feature pond, not to mention it's open view over the fields and Bayford countryside beyond. Returning to the front of the property is a carriage gated driveway that can park multiple cars, integral garage and dual-side access to the garden.

Bayford is one of the more highly regarded villages within in Hertfordshire, having a true community spirit. The village is surrounded by green belt countryside but also within easy access to various road and rail links. Bayford train station (0.8 miles/15 minutes) servicing London's Moorgate station, with Broxbourne station service to London Liverpool Street. Hertford Town (3 miles) with its range of great schools, shops and restaurants and Little Berkhamsted's local village shop (1.6 miles) are within easy access via car or bus journey.

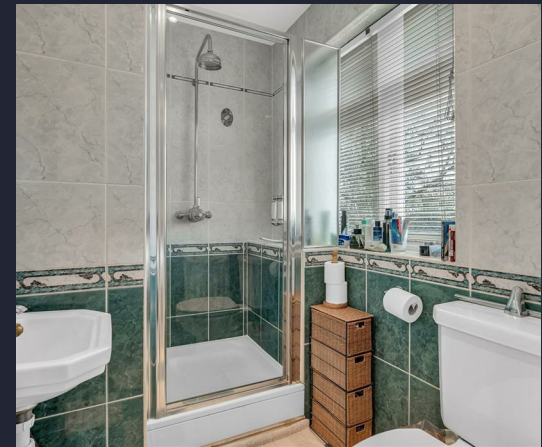






- Ground Floor -	
Entrance Hall	13'9" x 16'2" (4.20m x 4.93m)
Cloakroom/WC	
Study	9'11" x 10'5" (3.03m x 3.18m)
Reading Room	11'11" x 9'10" (3.65m x 3.01m)
Kitchen/Dining Room	21'7" x 14'1" (6.59m x 4.31m)
Utility Room	7'8" x 4'11" (2.36m x 1.50m)
WC	
Living Room	22'9" x 13'3" (6.95m x 4.04m)
Family Room	13'10" x 21'2" (4.22m x 6.46m)
Garage	15'4" x 9'11" (4.69m x 3.04m)
- First Floor -	
Landing	
Master Bedroom	24'2" x 21'2" (7.39m x 6.46m)
En-suite	
Bedroom Two	15'1" x 11'9" (4.62m x 3.59m)
En-suite	
Bedroom Three	11'11" x 12'11" (3.65m x 3.96m)
En-suite	
Bedroom Four	11'11" x 10'0" (3.65m x 3.06m)
En-suite	
Bedroom Five	6'11" x 10'2" (2.12m x 3.12m)
Family Bathroom	
- Second Floor -	
Bedroom Six	12'11" x 14'10" (3.96m x 4.54m)
- Exterior -	
Carriage Driveway	
Rear Garden	







Total area: approx. 288.1 sq. metres (3101.3 sq. feet)









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