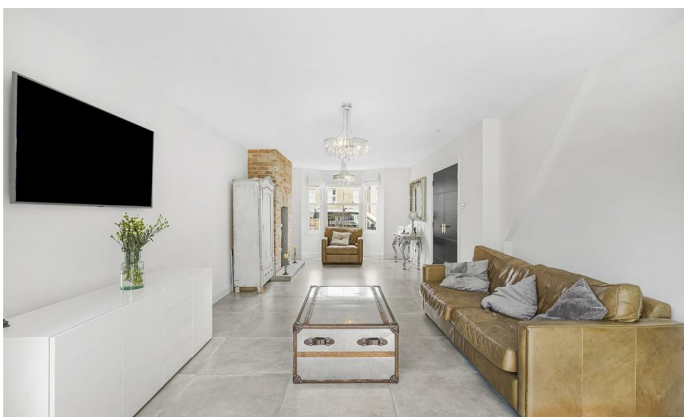




34, Mount Pleasant, Hertford Heath
SG13 7QU
£849,950



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34 Mount Pleasant, Hertford Heath, Hertfordshire, SG13 7QU

An exceptionally well presented and extended 4 bedroom Victorian detached family home located within the picturesque setting directly adjoining the village green. The property offers generously proportioned rooms and arranged over three levels. On the ground floor, there is a spacious entry hallway leading to a study, 27' through lounge and L-shape kitchen/dining room with beautiful bi-fold doors to the rear garden. On the first floor, there are three double bedrooms, one of which has its own en-suite and family bathroom. On the second floor, there is a further double bedroom with its own en-suite shower room. Externally, there is off street parking and to the rear, the landscaped rear garden provides seclusion and a studio/office.

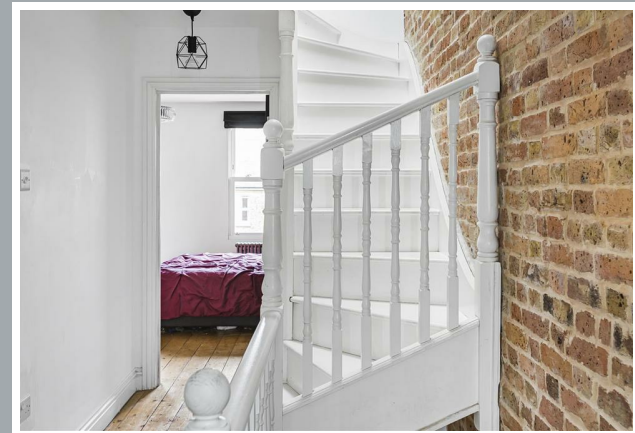
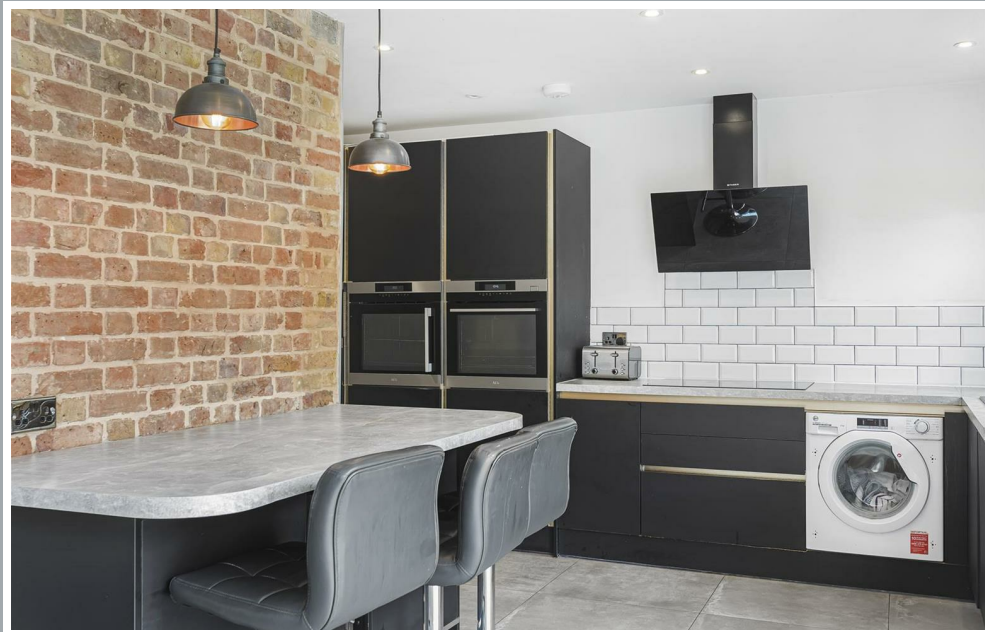
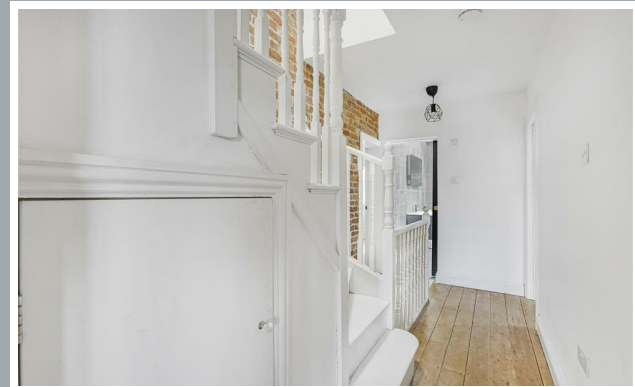
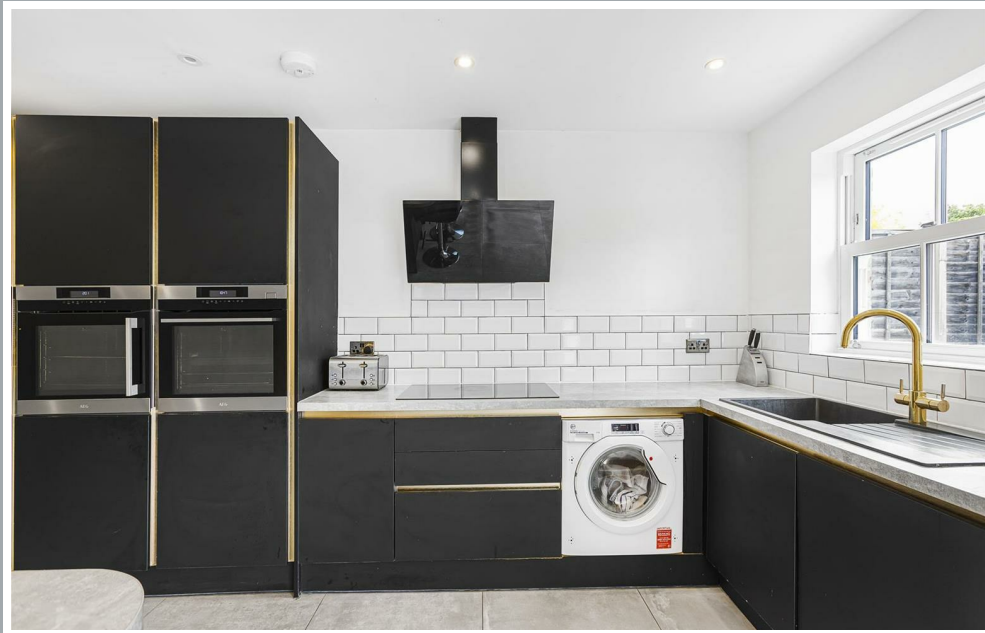
Mount Pleasant is an idyllic setting overlooking the village green with The Goat Pub and leads into a protected woodland. The village also offers excellent localised amenities including a village shop, two more pubs and a village primary school. The nearby towns of Hertford and Hoddesdon are both within a short drive away and provide a good selection of shops, restaurants and mainline train stations with fast services to Central London.



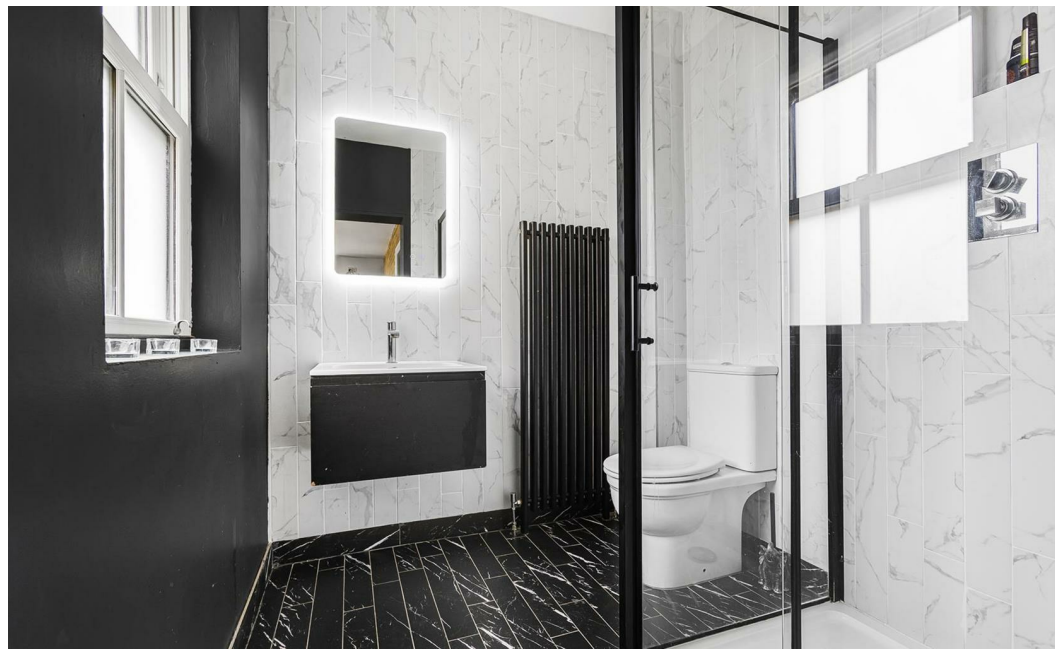
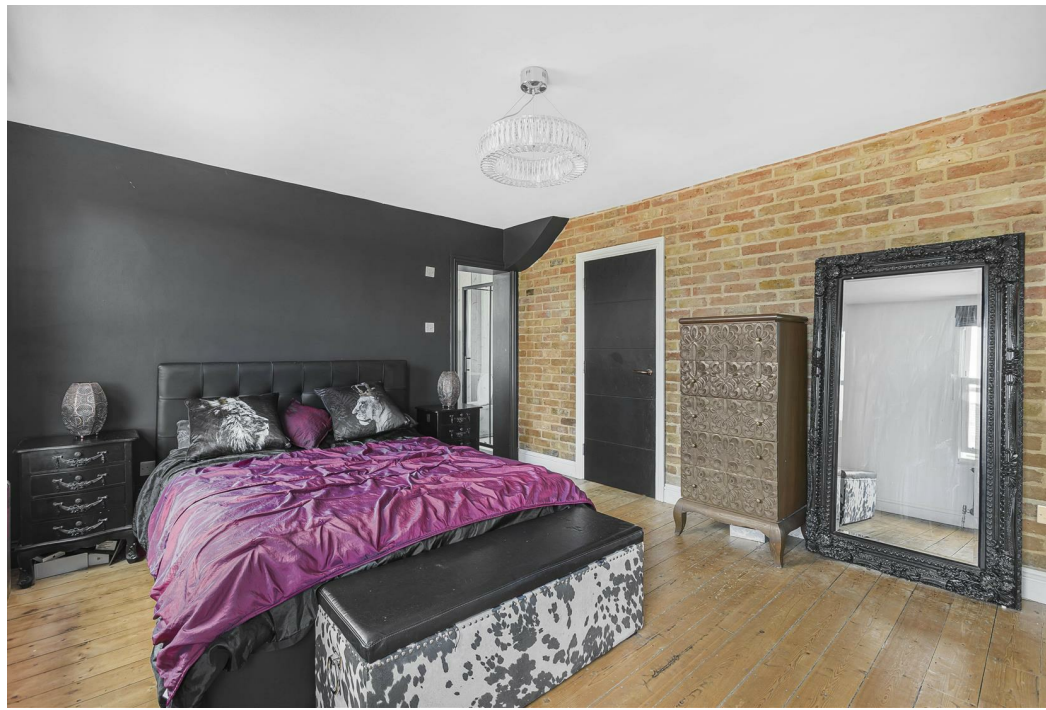
70 Fore Street, Hertford, Hertfordshire, SG14 1BY

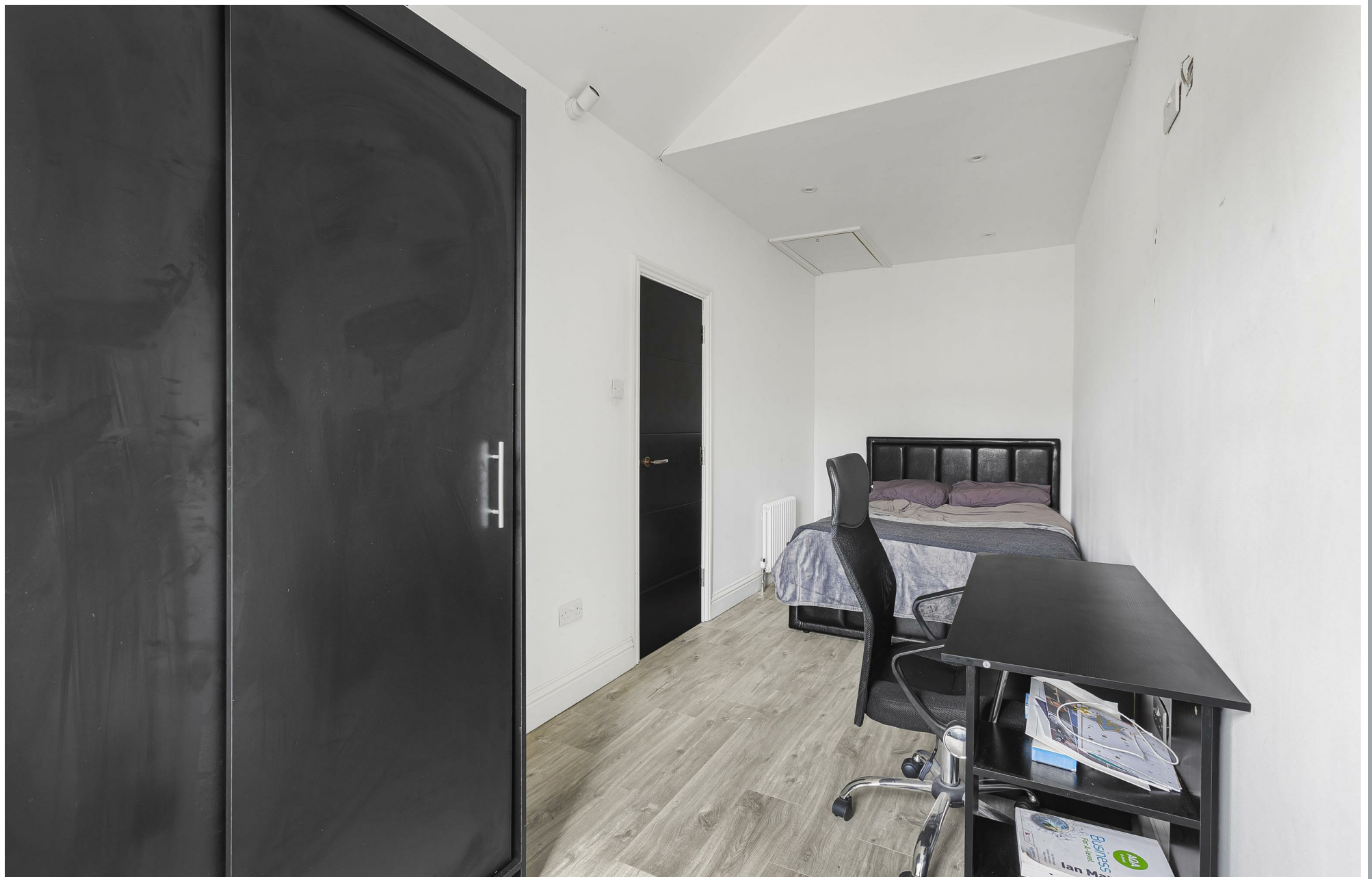


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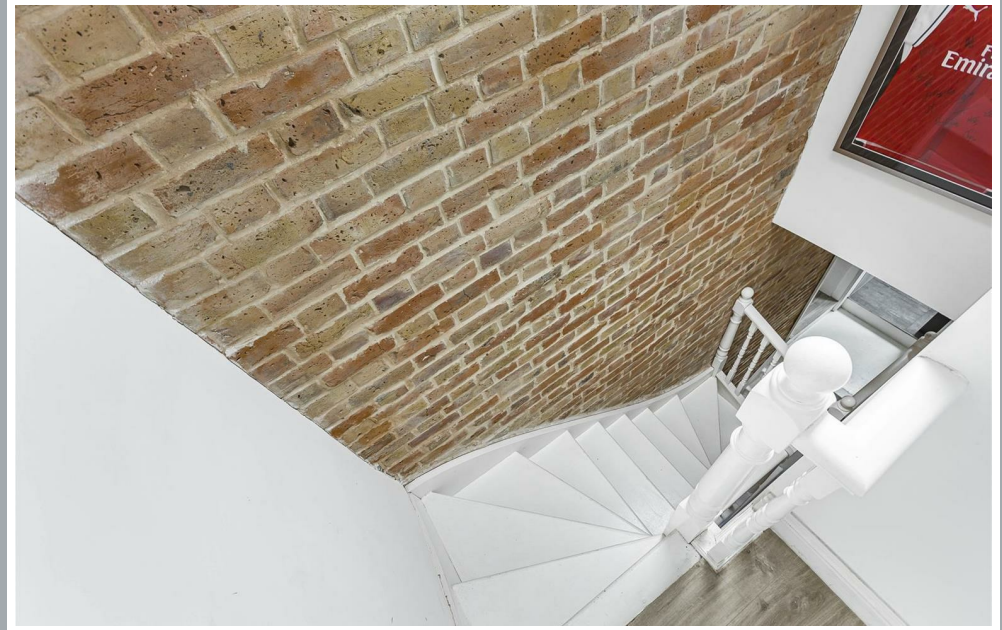
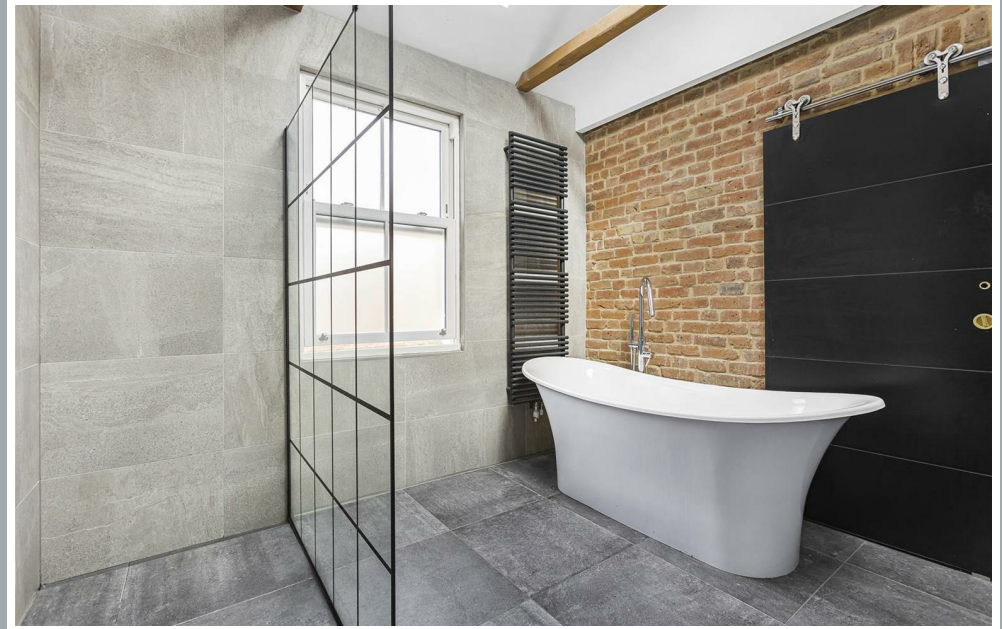


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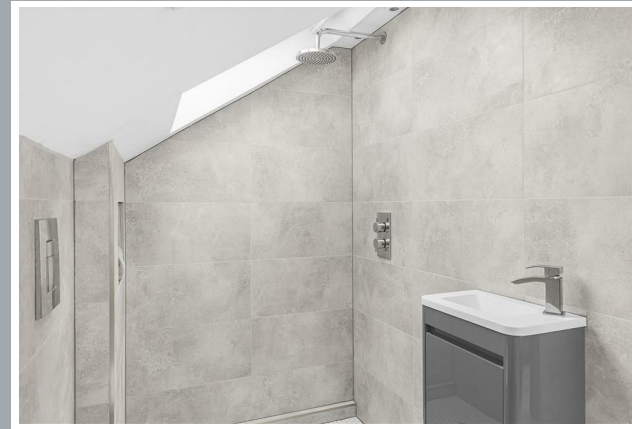




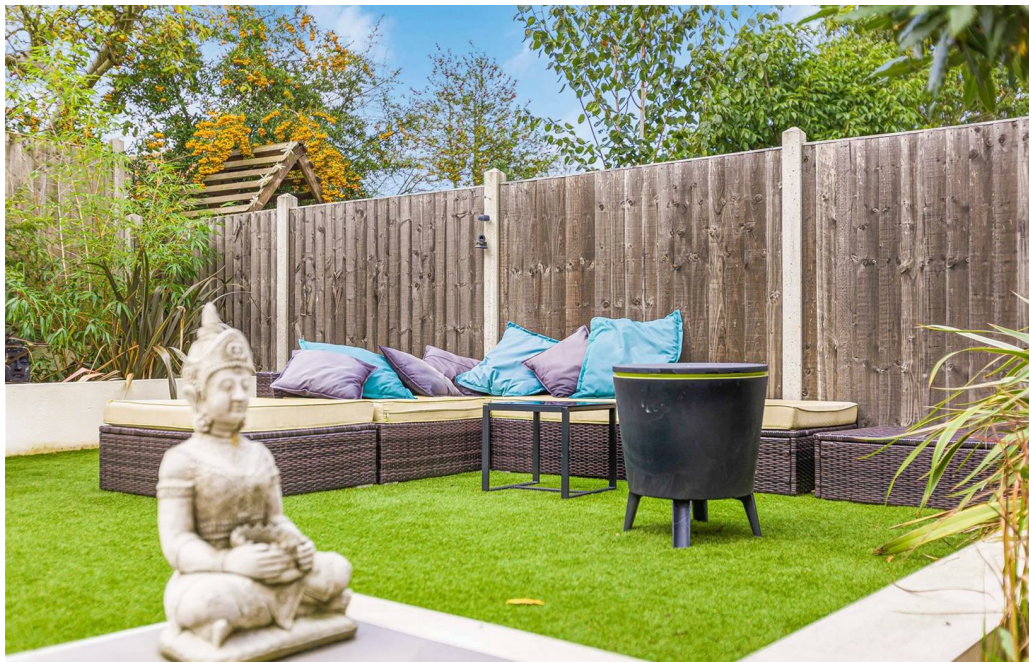
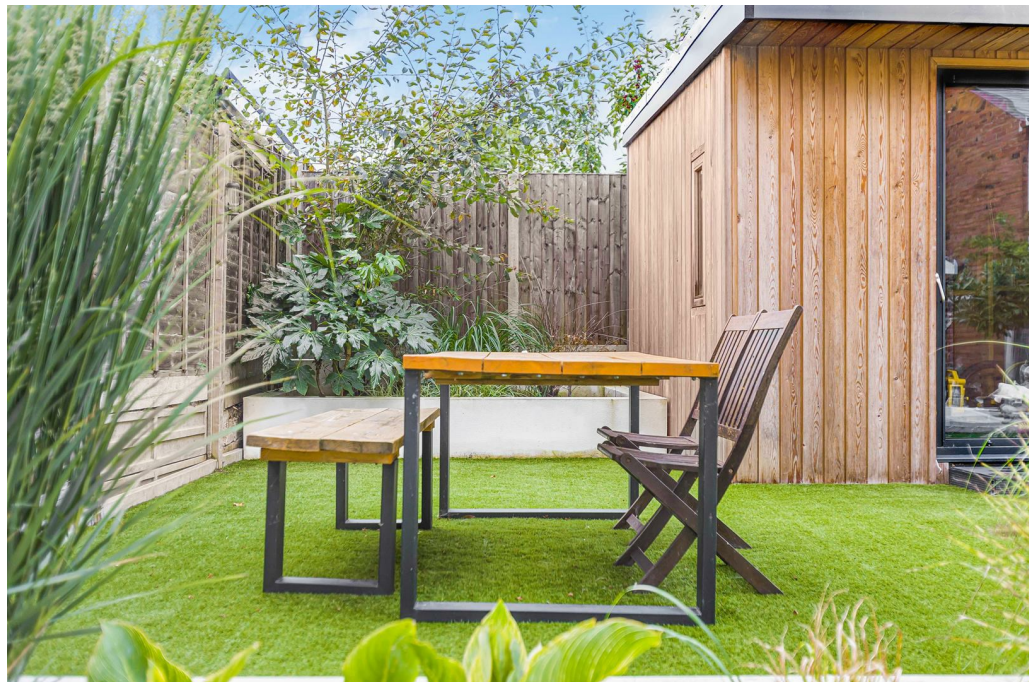
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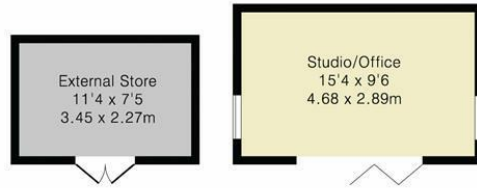


70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





Outbuildings

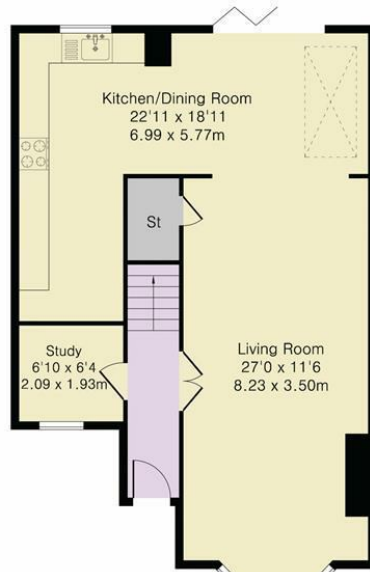
Approximate Gross Internal Area 1890 sq ft – 176 sq m

Ground Floor Area 699 sq ft – 65 sq m

First Floor Area 667 sq ft – 62 sq m

Second Floor Area 294 sq ft – 27 sq m

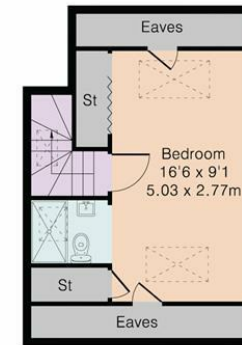
Outbuildings Area 230 sq ft – 22 sq m



Ground Floor



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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