



9, Chapel Lane, Hertford  
SG14 2PA  
Offers In Excess Of £1,795,000



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## 9 Chapel Lane, Letty Green, Hertford, SG14 2PA

\*\*\*\*CHAIN FREE\*\*\*\* A substantial and beautifully kept 7 bedroom detached family home occupying an enviable position with this highly sought after village location to the west of Hertford itself. The accommodation which has been modernised to a high standard throughout comprises of a large entrance hall with guest wc, a large living room, play room/office, dining/sun lounge with a wet room (for use by the pool), a recently fitted kitchen/family room and a large utility/boot room. On the first floor, there are 5 bedrooms including a large main bedroom suite, 3 en-suites and a family bathroom, whilst on the second floor, there is another large bedroom/loft room. Externally, the property is approached by a large carriage driveway with a double garage and beautiful gardens including a heated swimming pool and large sun terrace. The overall plot is 0.36 acres and internal viewing is highly recommended.

The property is located within one of the area's most sought after village locations, the rarely available Chapel Lane. Letty Green is an idyllic village surrounded by beautiful countryside including the popular Cole Green Way nature trail. The village primary school, Hertingfordbury Cowper JMI is a short distance away as is the popular country pub, The Cowper Arms. Both Hertford and Welwyn Garden City are a short drive away providing an excellent shops, restaurants and schooling for all ages, along with a choice of mainline train stations serving London.





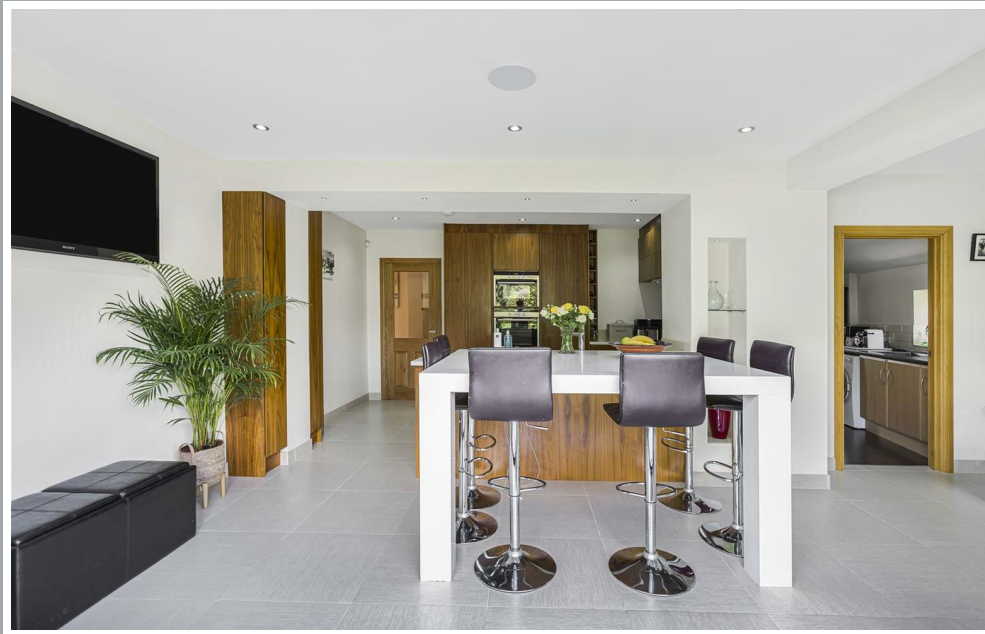
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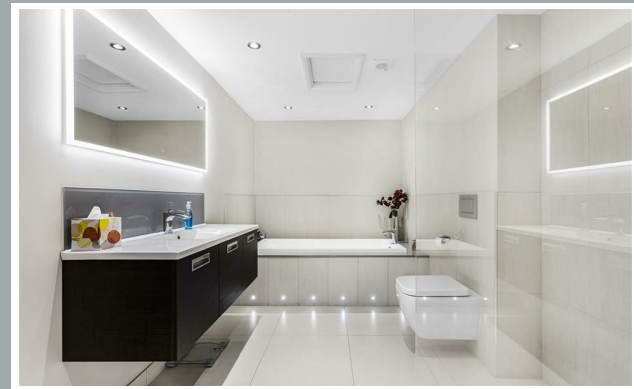
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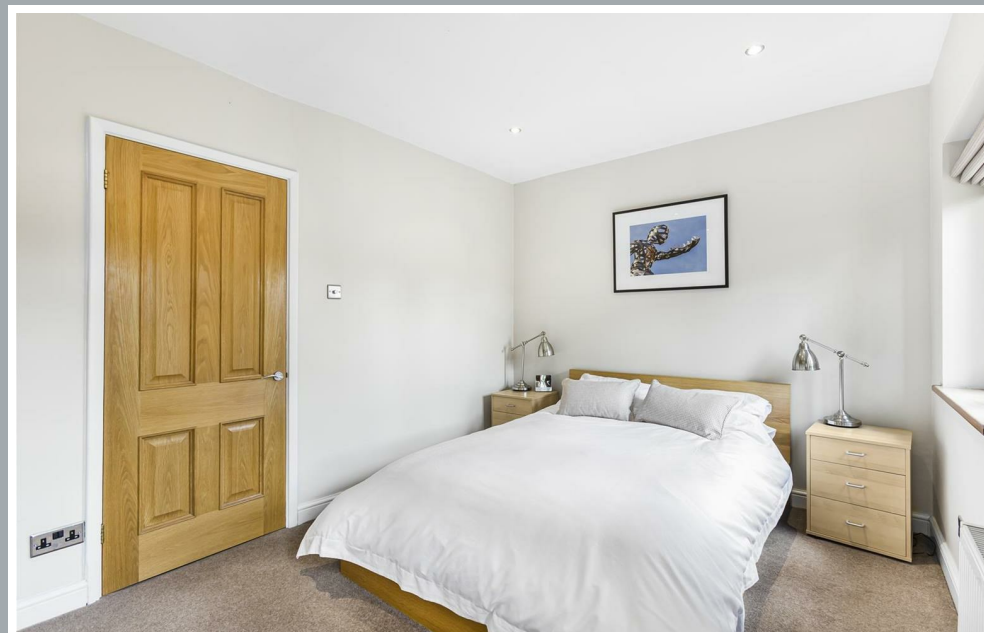
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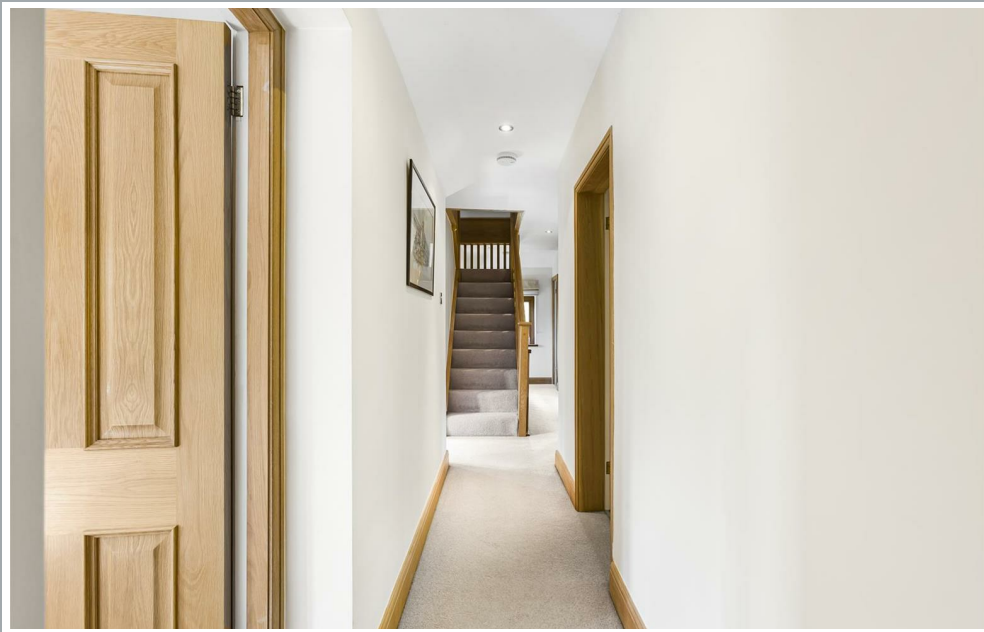
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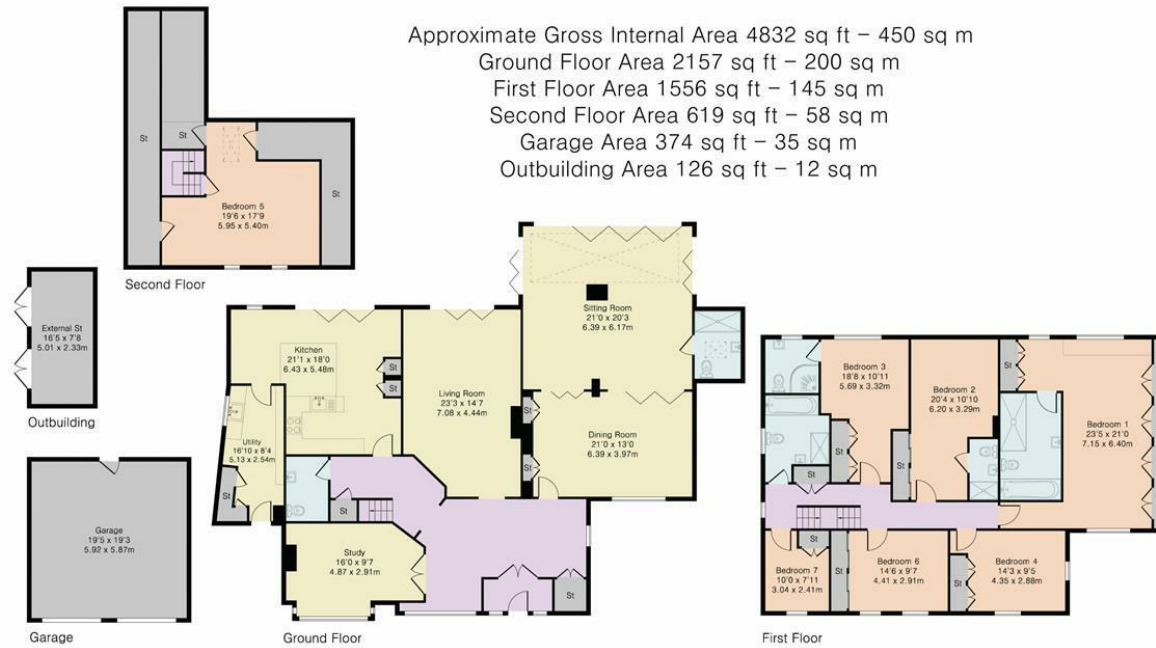




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Approximate Gross Internal Area 4832 sq ft – 450 sq m  
 Ground Floor Area 2157 sq ft – 200 sq m  
 First Floor Area 1556 sq ft – 145 sq m  
 Second Floor Area 619 sq ft – 58 sq m  
 Garage Area 374 sq ft – 35 sq m  
 Outbuilding Area 126 sq ft – 12 sq m



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.



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