

## 47 London Road, Hertford Heath, Hertfordshire, SG13 7RJ

A deceptively large 6 bedroom family home offering extended accommodation including a large living room, impressive sized kitchen/diner and separate family room. On the first floor, there are 5 good size bedrooms, 3 bathrooms and an additional loft room with en-suite above. Externally, there is driveway parking, a rear garden which features two detached studios. THE PROPERTY REQUIRES UPDATING AND OFFERS GREAT SCOPE FOR IMPROVEMENT - Viewing strictly by appointment only

The property is located only a 'stones throw' away from the pretty village green which has a village pub, The Goat and direct access to a large protected woodlands. The village offers excellent local facilities including a village store, additional 2 pubs, local primary school and the ever popular Haileybury Private School. The nearby town of Hertford is only approximately 1.5 miles away and provides a variety of shops, restaurants and schools, along with a choice of two mainline train stations which serve London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

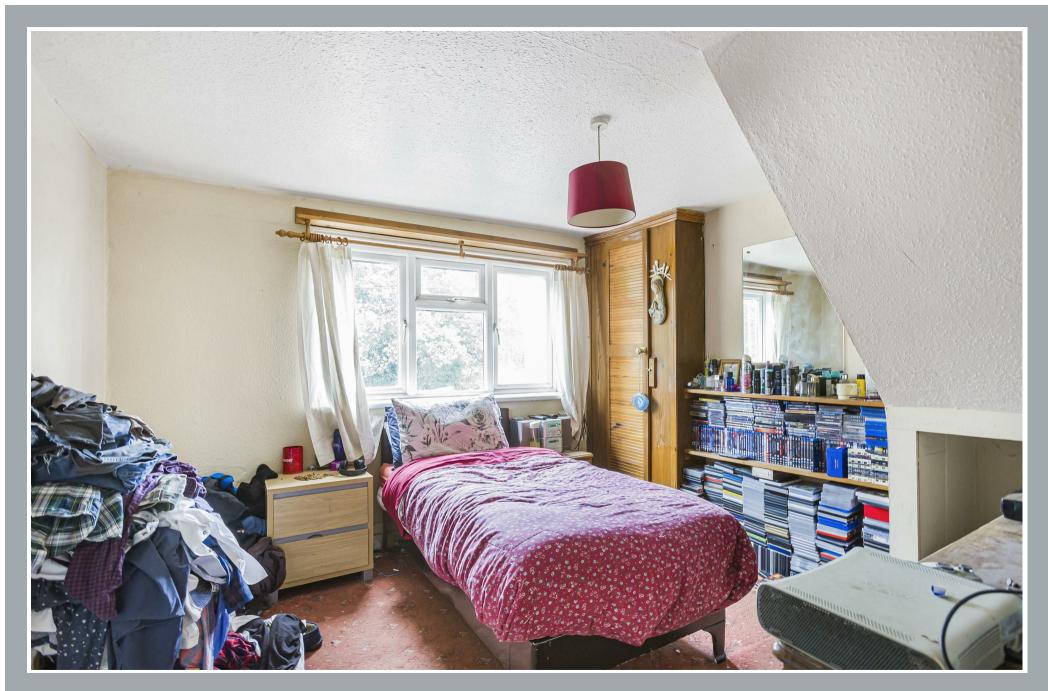








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Approximate Gross Internal Area 2535 sq ft - 236 sq m
Ground Floor Area 1012 sq ft - 94 sq m
First Floor Area 927 sq ft - 86 sq m
Second Floor Area 226 sq ft - 21 sq m
Annex Area 234 sq ft - 22 sq m
Outbuilding Area 136 sq ft - 13 sq m



