



47, London Road, Hertford Heath
SG13 7RJ
Price Guide £550,000



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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.



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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



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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