



240, Hertingfordbury Road, Hertingfordbury

SG14 2LG

Guide Price £575,000



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## 240 Hertingfordbury Road, Hertingfordbury, Herts, SG14 2LG

A charming 2/3 bedroom semi-detached period cottage occupying an idyllic tucked away position in the heart of this highly sought after village benefiting from 100ft gardens and driveway parking. The accommodation consists of an entrance hall, 2 sitting rooms, and a kitchen/diner on the ground floor. On the first floor, there are 2 good size bedrooms, a bathroom and an additional room accessed via the main bedroom which is ideal for a dressing room, nursery or an en-suite. Externally, there are attractive 100ft gardens, 2 small outbuildings and driveway parking. The property is offered chain free and viewing is highly recommended.

Occupying an enviable position in the heart of this highly sought after village on the western outskirts of Hertford, the property is only a short distance (1.1 miles) from Hertford North mainline station which serves London's Moorgate and Hertford town centre is less than 2.0 miles away. The village of Hertingfordbury benefits from an active community with facilities including a cricket green, tennis courts and a highly acclaimed newly refurbished village pub, The White Horse.



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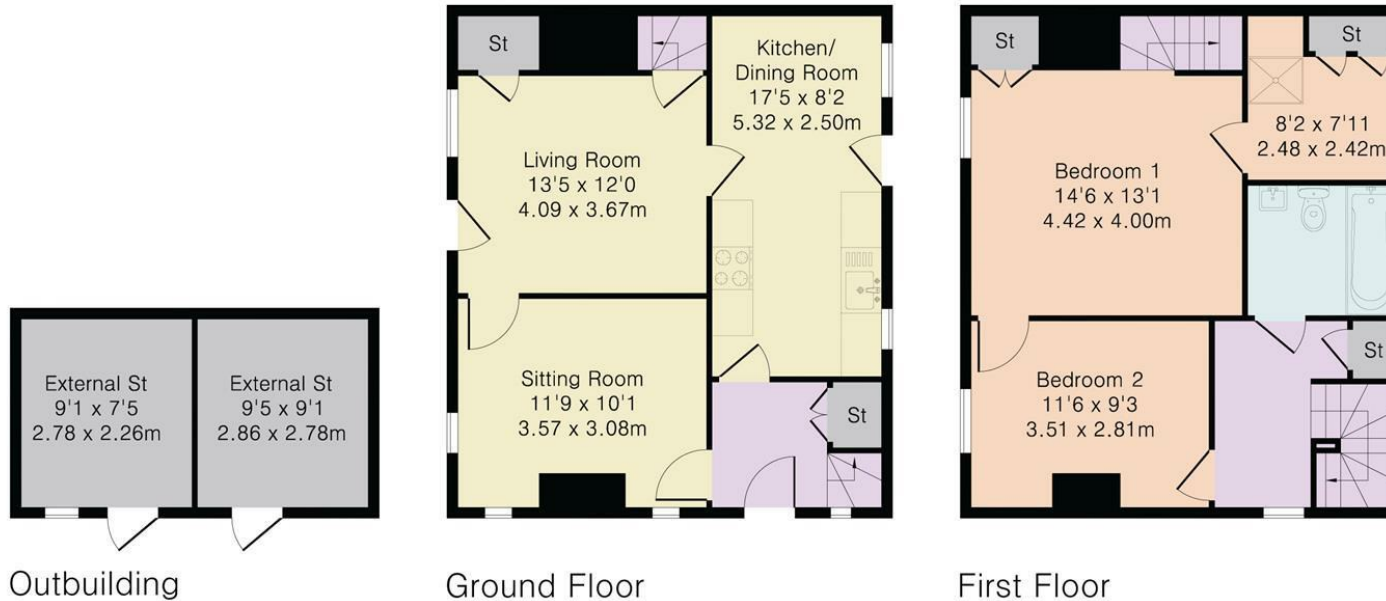
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**Approximate Gross Internal Area 1129 sq ft - 104 sq m**

Ground Floor Area 488 sq ft – 45 sq m

First Floor Area 488 sq ft – 45 sq m

Outbuilding Area 153 sq ft – 14 sq m



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