



11, Staines Green, Hertford
SG14 2LN
Offers In Excess Of £1,500,000



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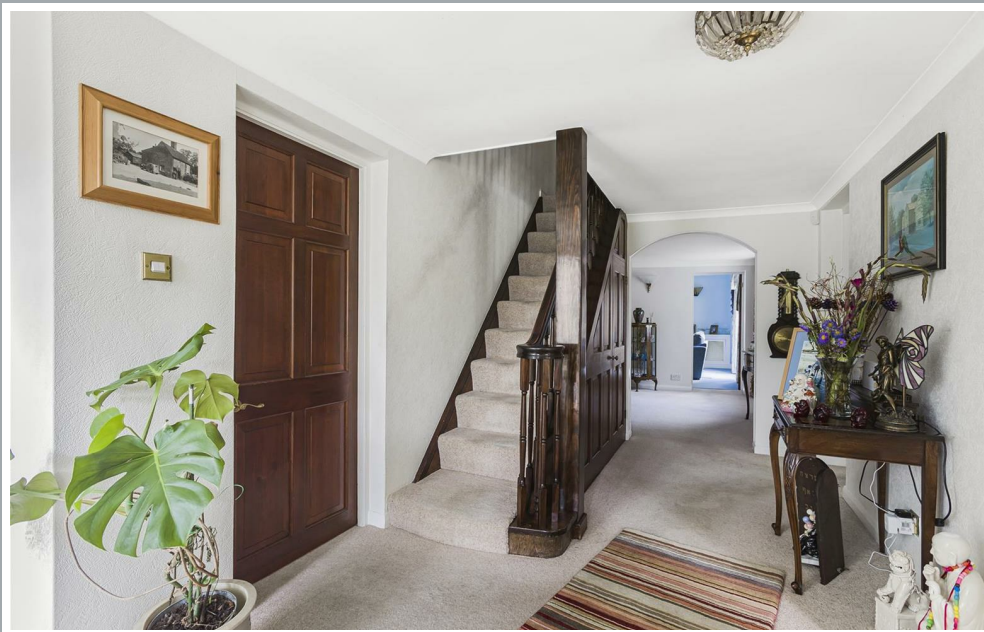
11 Staines Green, Hertford, Herts, SG14 2LN

A really rare opportunity to purchase this beautiful detached family home set in just over 1 acre plot of gardens in the highly sought after Parish of Hertingfordbury. The accommodation currently includes a spacious entrance hall with guest cloakroom, 4 reception rooms, a kitchen/breakfast room, utility room & boot room. On the first floor, there are 4 good size bedrooms, 3 bathrooms with exceptional views over the gardens and countryside beyond. In addition to the main house, there is a detached double garage and another large garage/workshop.

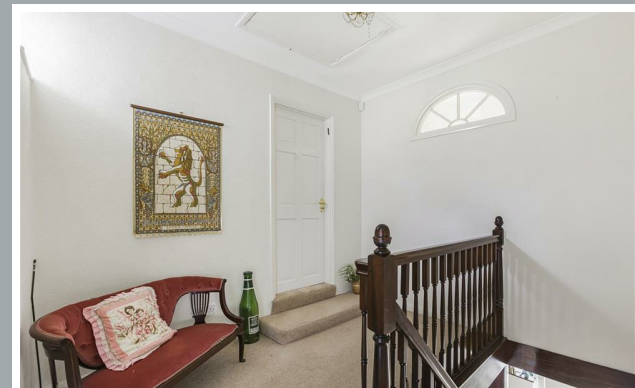
Staines Green sits within the highly sought after parish of Hertingfordbury, on the western edge of Hertford itself offering an idyllic countryside setting, yet within easy striking distance of Hertford North train station. The main village of Hertingfordbury and Cole Green both offer popular village pubs, whilst Hertingfordbury Cowper primary is also a short distance away in Birch Green.



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Approximate Gross Internal Area 3536 sq ft - 329 sq m

Ground Floor Area 1628 sq ft – 151 sq m

First Floor Area 1094 sq ft – 102 sq m

Garage Area 814 sq ft – 76 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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