



26, Downfield Road, Hertford Heath
SG13 7RX

Offers In Excess Of £450,000



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26 Downfield Road, Hertford Heath, Herts, SG13 7RX

****Chain free - Keys held**** A three bedroom house located just off of the idyllic village green within Hertford Heath. The property is arranged over two floors and has scope for further extension (Subject to the usual consents). On the ground floor, there is a spacious hallway, two reception rooms and kitchen. On the first floor, there are three bedrooms, bathroom and separate WC. Externally, there is off street parking, garage with up and over door and secluded private rear garden.

The protected woodlands of Hertford Heath are directly opposite and provide excellent tracks for family walks, whilst the village amenities include a village shop, a choice of village pubs and a popular primary school. Hertford itself, is a short drive away providing a wider choice of shops, restaurants and excellent schooling for all ages.



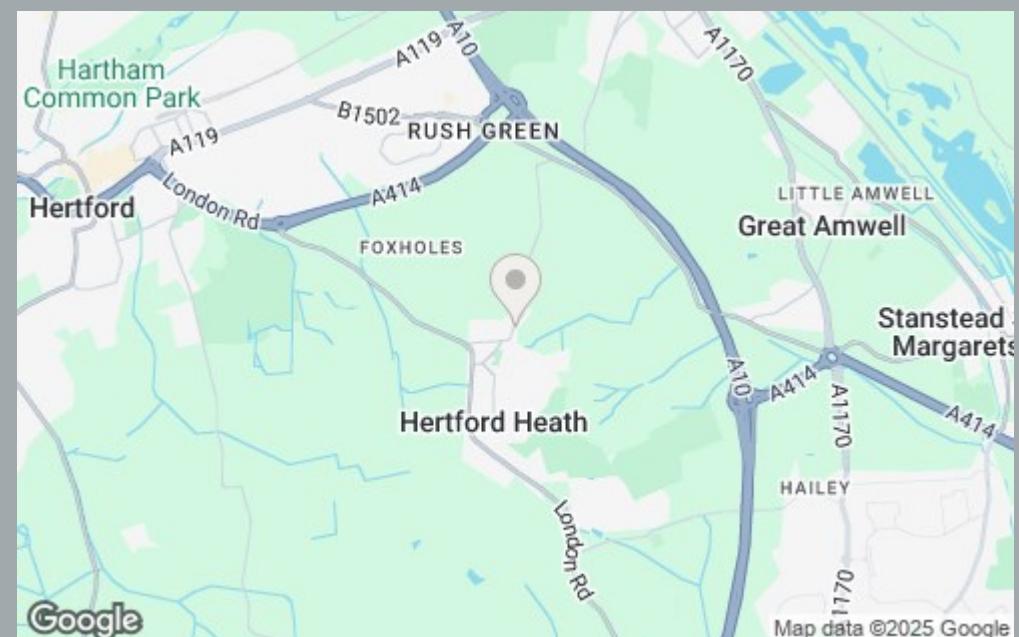
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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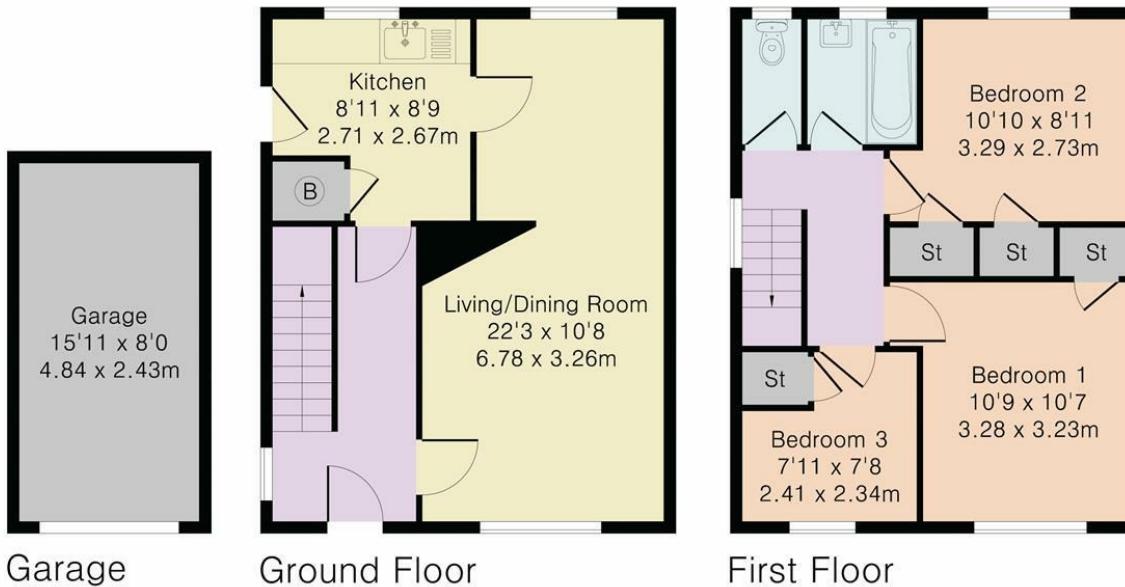
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Approximate Gross Internal Area 897 sq ft - 84 sq m

Ground Floor Area 385 sq ft – 36 sq m

First Floor Area 385 sq ft – 36 sq m

Garage Area 127 sq ft – 12 sq m



PINK PLAN

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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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