



71a, Downfield Road, Hertford Heath

SG13 7SA

Price Guide £1,695,000



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71a Downfield Road, Hertford Heath, Herts, SG13 7SA

Nestled in the charming village of Hertford Heath, Downfield Road presents an exceptional opportunity to acquire a stunning detached house that boasts an impressive 4,000 square feet of accommodation. This remarkable property features six spacious double bedrooms, ensuring ample room for family living or hosting guests. With four well-appointed bathrooms, convenience and comfort are at the forefront of this home.

One of the standout features of this residence is the separate two-bedroom annex, perfect for accommodating extended family, guests, or even as a private office space. The versatility of this annex adds significant value and flexibility to the property.

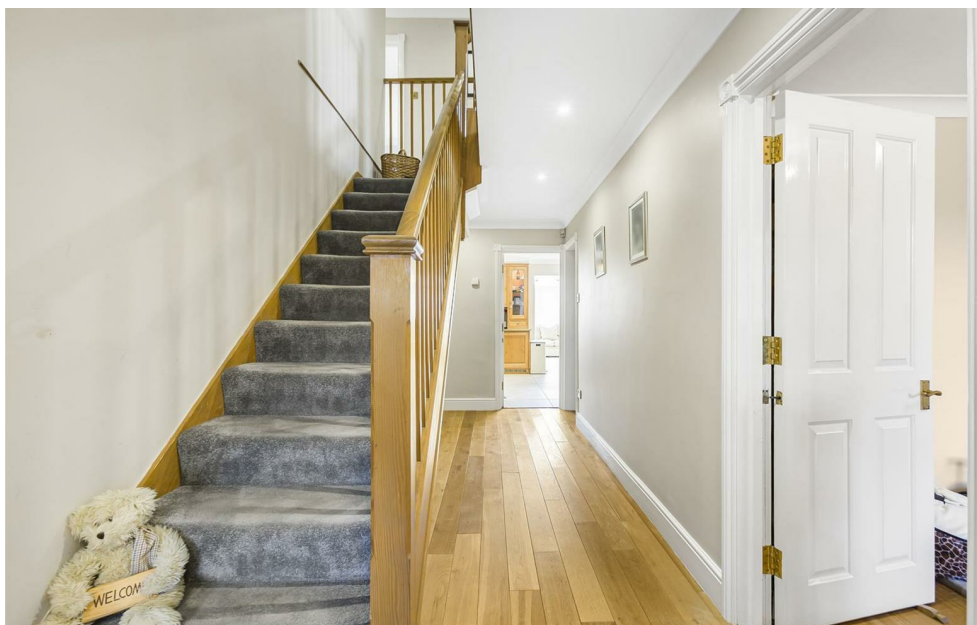
As you step outside, you will be greeted by spectacular views that stretch across the picturesque countryside, providing a serene backdrop for everyday life. The expansive grounds offer off-street parking for several vehicles, making it ideal for families or those who enjoy entertaining.

This property is not just a house; it is a lifestyle choice, combining spacious living with the tranquillity of rural surroundings. Whether you are looking for a family home or a retreat from the hustle and bustle of city life, this residence on Downfield Road is sure to impress. Do not miss the chance to make this extraordinary property your own.

The position of Downfield Road is perfect for a family, surrounded with countryside but just a stones throw to enjoy all of the local amenities. Hertford Town Centre is about a mile away and offers a railway station with links into London (Hertford East), restaurants/bars, coffee shops and supermarkets.



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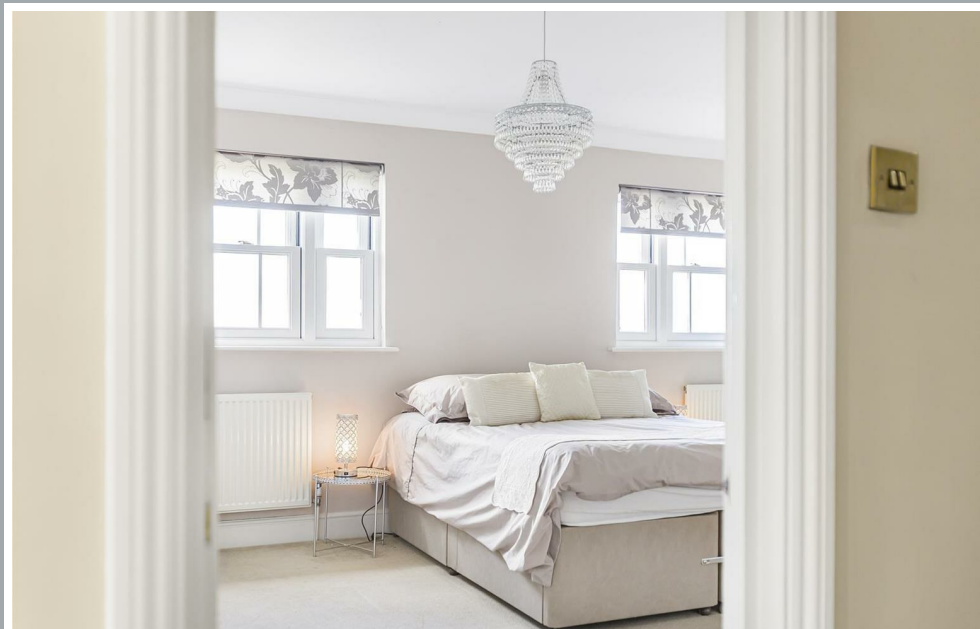
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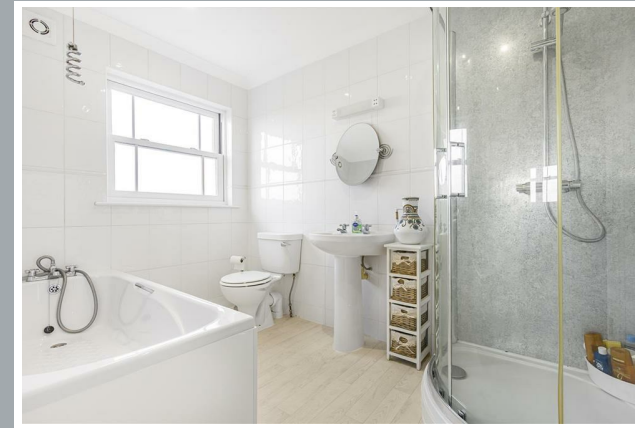
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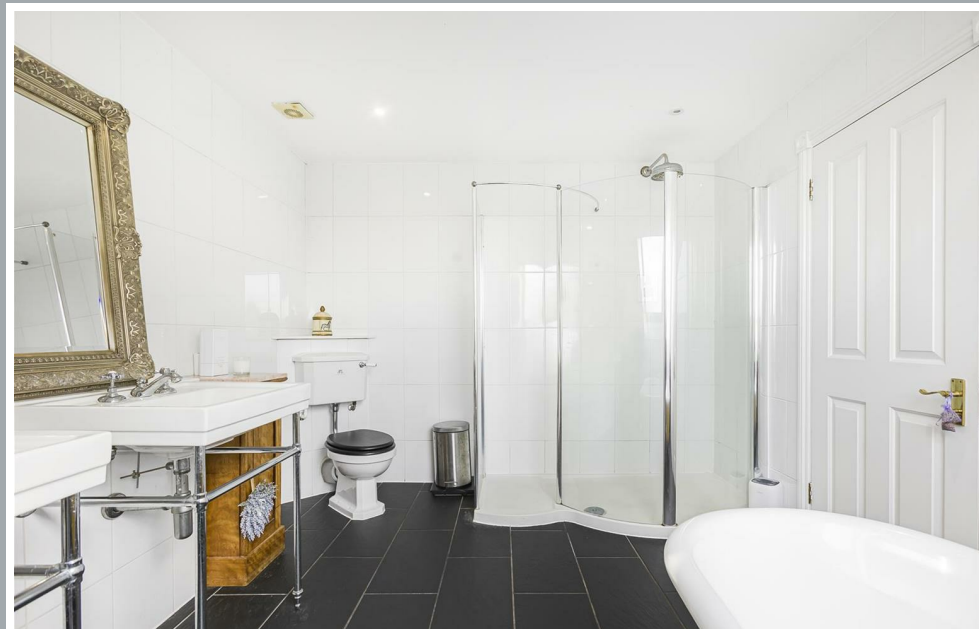
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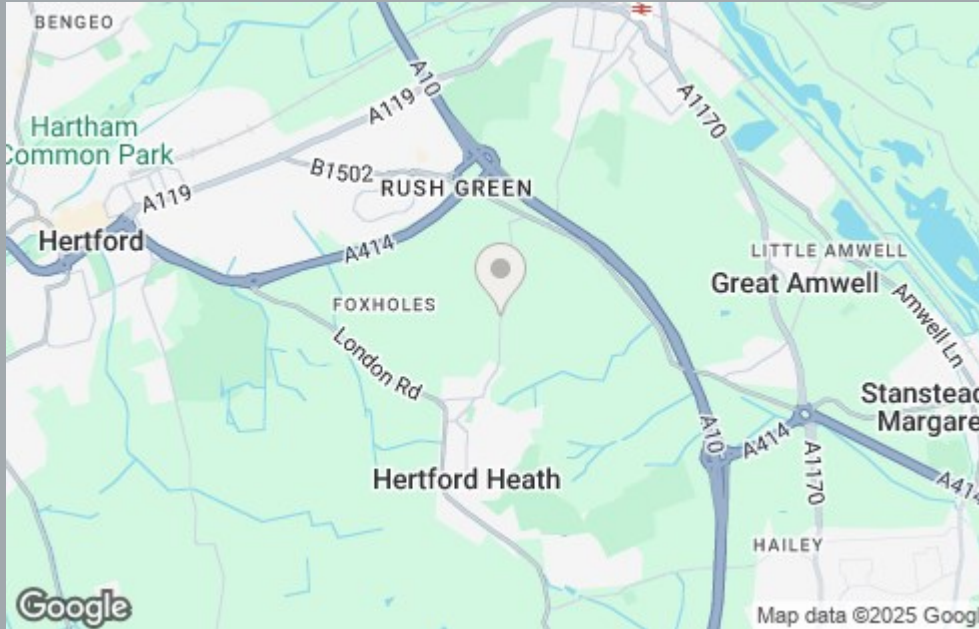
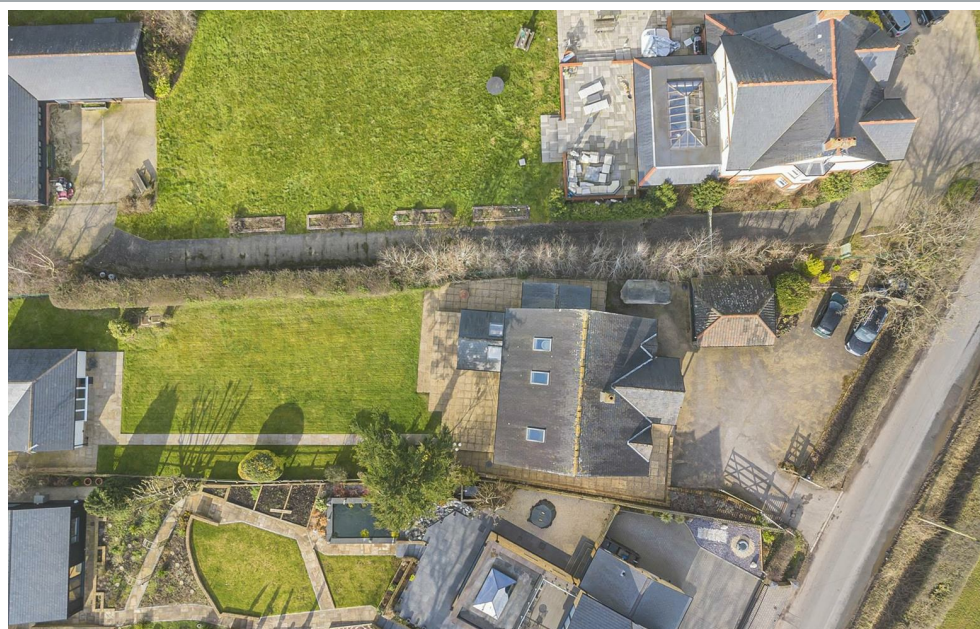
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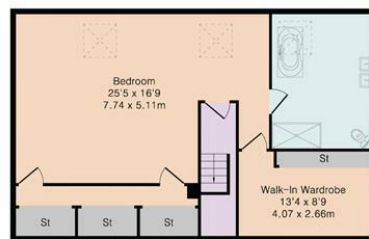
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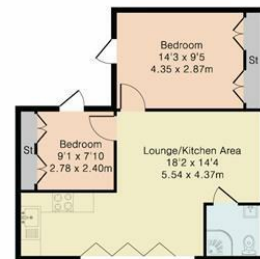
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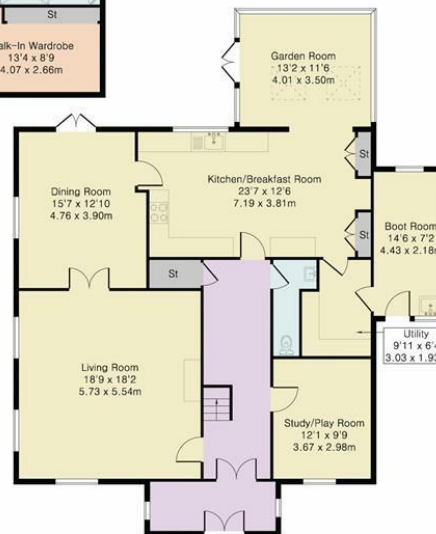
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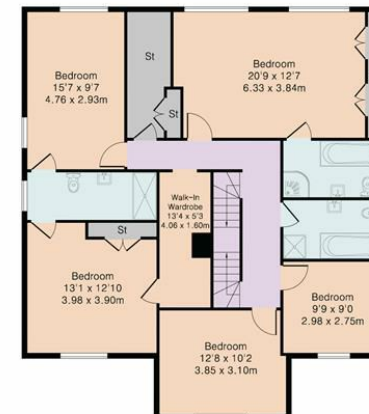
Second Floor



Annexe/Outbuilding



Ground Floor



First Floor

Approximate Gross Internal Area 4091 sq ft - 381 sq m

Ground Floor Area 1553 sq ft - 144 sq m

First Floor Area 1276 sq ft - 119 sq m

Second Floor Area 782 sq ft - 73 sq m

Annexe/Outbuilding Area 480 sq ft - 45 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 practice. 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.



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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