



5, Harlings, Hertford Heath
SG13 7PQ
Offers In Excess Of £900,000



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5 Harlings, Hertford Heath, Herts, SG13 7PQ

******CHAIN FREE****** A rare opportunity to purchase this attractive and beautifully appointed detached family home located within a small cul-de-sac just off of the college green directly adjoining countryside and woodlands beyond. The property is arranged over two levels and comprises of a spacious entrance hallway leading to 21' lounge, dining room, kitchen & ground floor cloakroom. On the first floor, there are four double bedrooms, the master of which has its own en-suite bathroom and an additional family bathroom. Externally, there is off street parking for several cars and secluded rear garden which directly adjoins countryside.

Hertford Heath has a good local primary school and is within the catchment area for outstanding secondary schools. Within walking distance are 3 pubs and local sports clubs including a tennis club with indoor and outdoor courts, while the house has direct access to numerous woodland walks. Beautifully located on the edge of the highly acclaimed Haileybury College, the property is only a short drive to the market towns of Hertford and Hoddesdon, both providing a wide range of shops and restaurants. Access to London is from both Hertford and Broxbourne stations.



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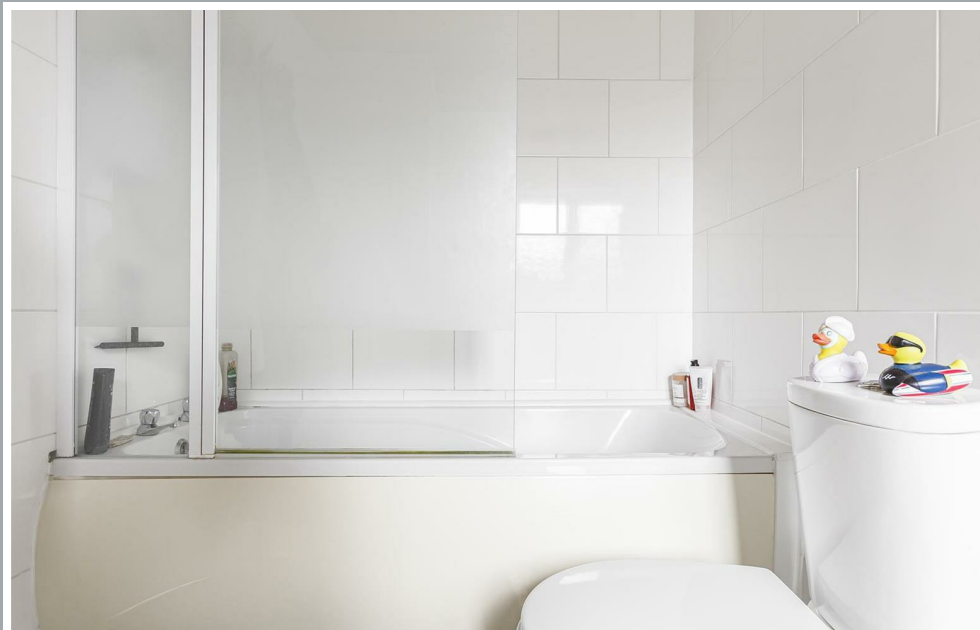
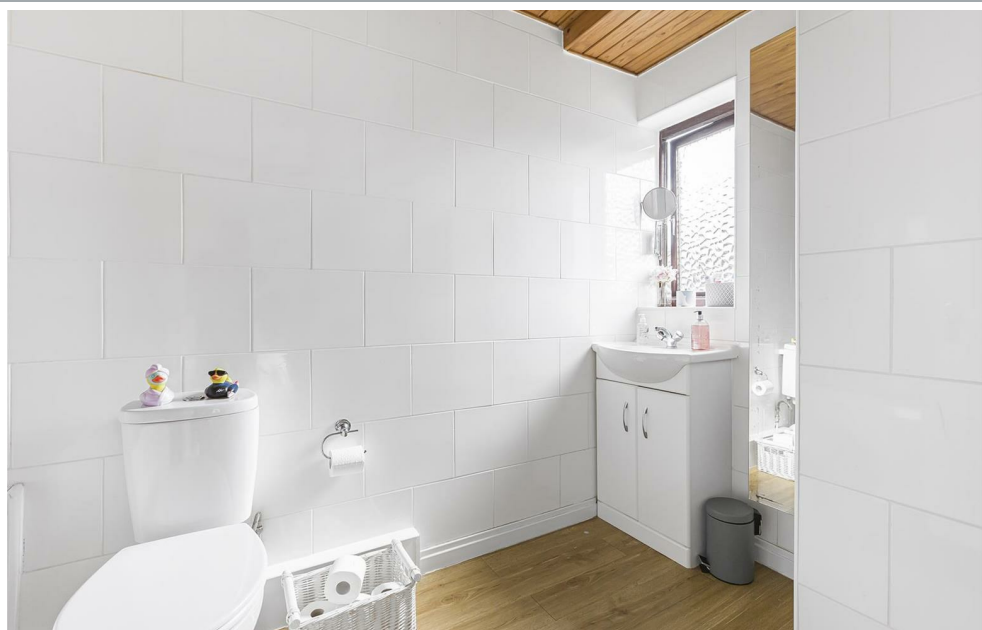


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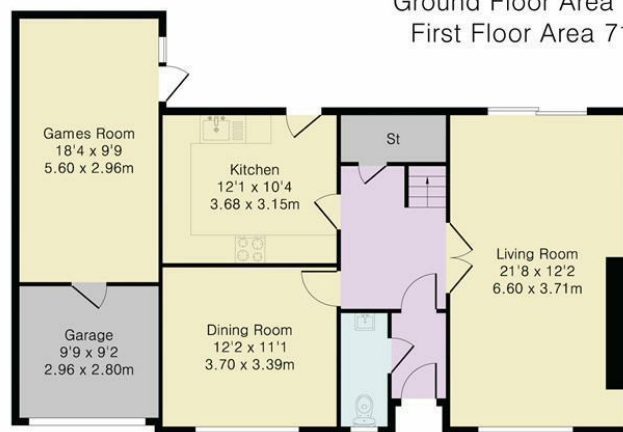


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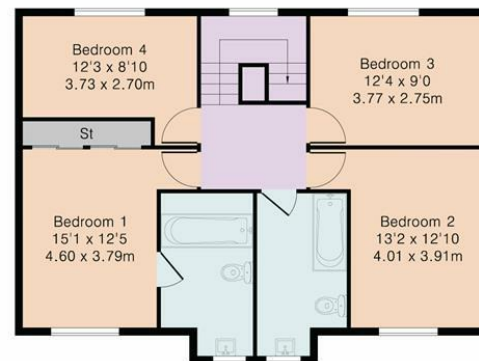
Approximate Gross Internal Area 1681 sq ft - 156 sq m

Ground Floor Area 966 sq ft – 90 sq m

First Floor Area 715 sq ft – 66 sq m



Ground Floor



First Floor



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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