



19, Barleycroft, Waterford  
SG14 2QB  
Offers In Excess Of £450,000



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## 19 Barleycroft, Waterford, Herts, SG14 2QB

A three bedroom tunnel link house situated in this peaceful no through road position in the heart of the highly sought after and rarely available village of Waterford. Arranged over two levels, the house benefits of spacious accommodation to include; entrance hallway, ground floor cloakroom, lounge/dining room opening to a modern kitchen, utility room. On the first floor, there are three good size bedrooms, bathroom and separate WC. Externally, there is on street parking, garage en bloc and a West facing sunny rear garden with access to a summer house. Being offered with no onward chain.

This superb family home is located within the sought after village of Waterford which is located on the northern outskirts of Hertford itself. There are several excellent private and state schools close by and Hertford North mainline station is only 1.4 miles away which serves London's Moorgate.





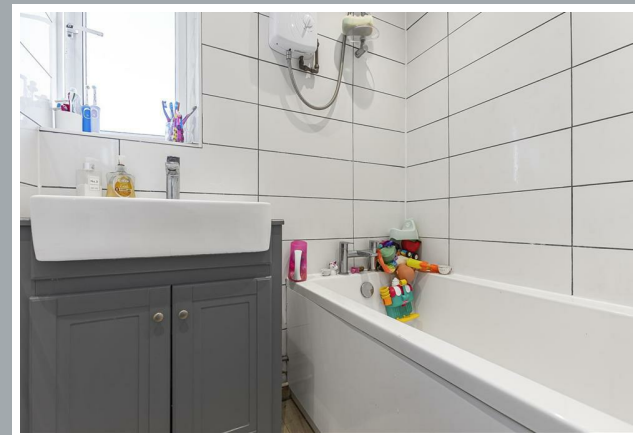
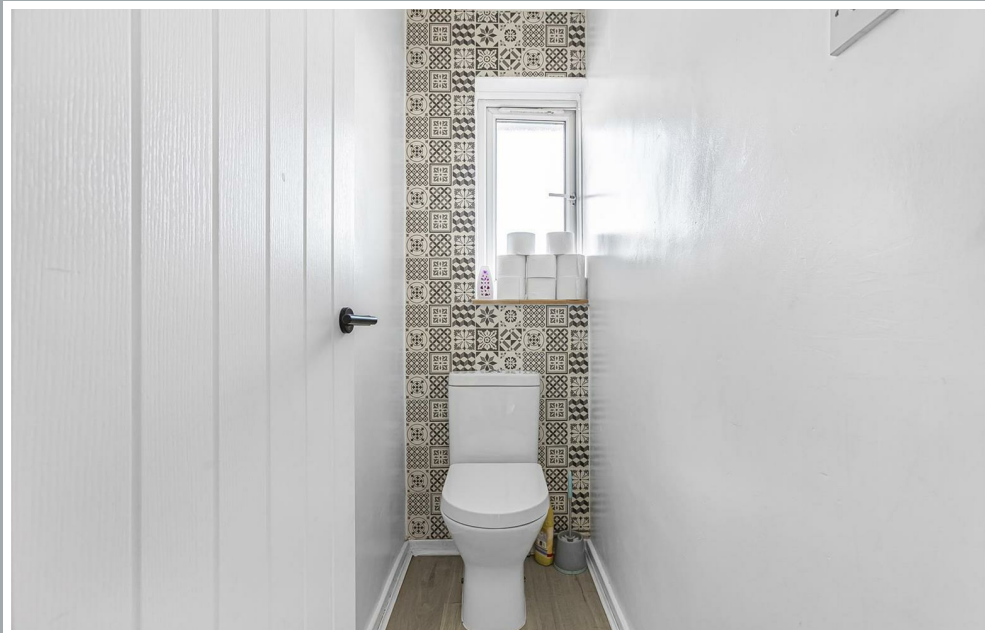
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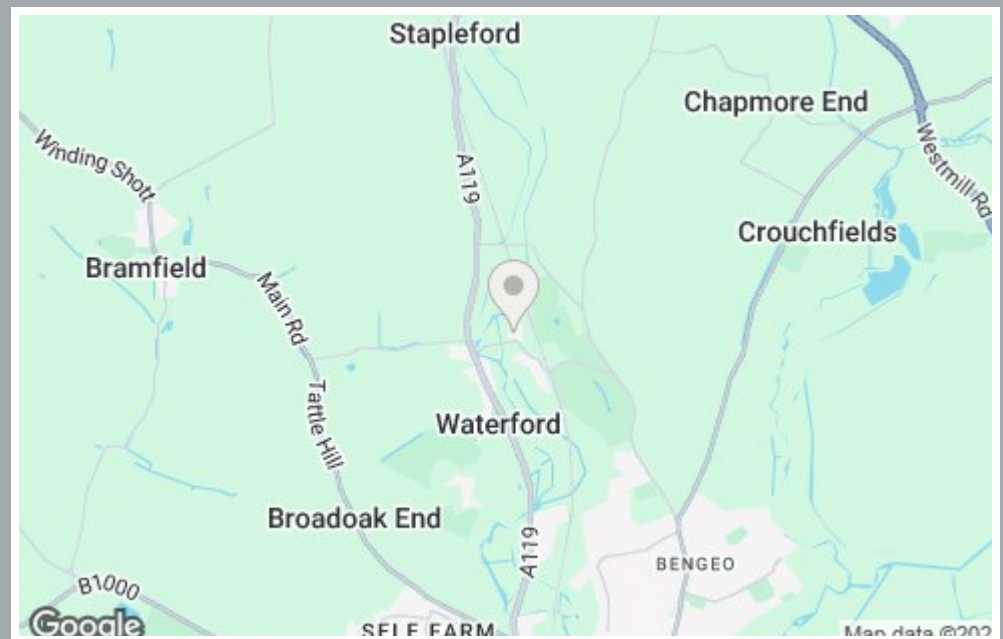






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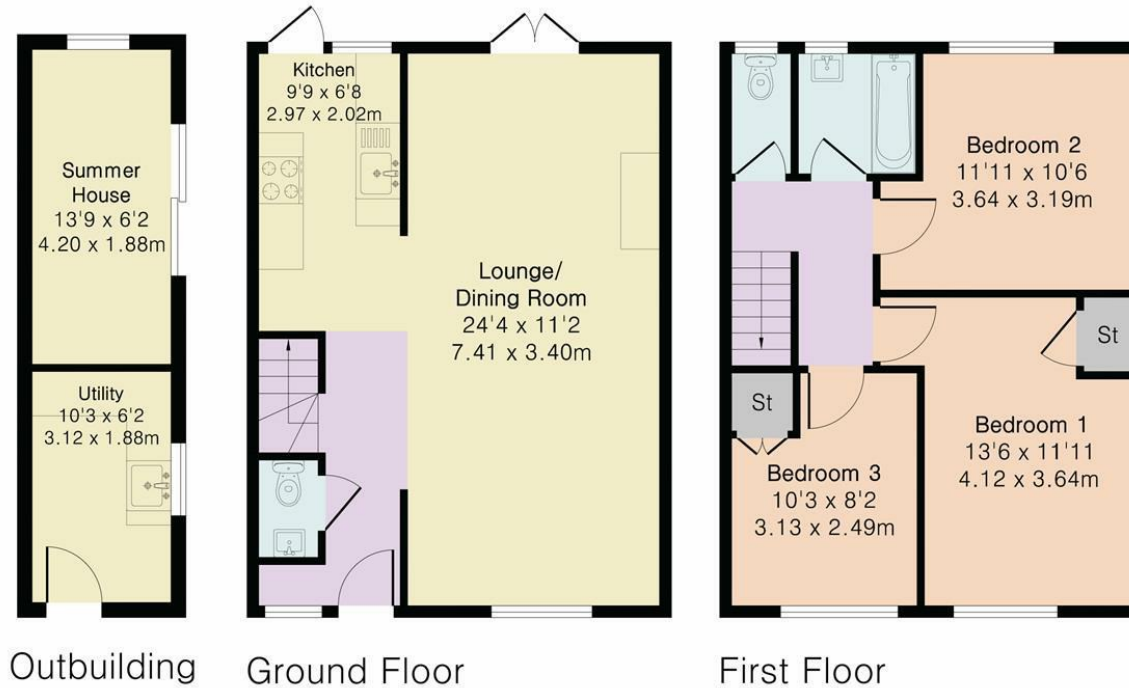


**Approximate Gross Internal Area 1011 sq ft - 94 sq m**

Ground Floor Area 431 sq ft – 40 sq m

First Floor Area 431 sq ft – 40 sq m

Outbuilding Area 150 sq ft – 14 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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