



31, Brickendon Green, Brickendon  
SG13 8PB

Price Guide £1,295,000



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## 31 Brickendon Green, Brickendon, Herts, SG13 8PB

An exceptional 3 bedroom village home occupying an enviable location, tucked away on the village green and overlooking Brickendon Grange golf course to the rear. The stylish and recently refurbished accommodation comprises of a good size entrance hall with downstairs wc, a large open plan kitchen with dining area and living room, along with an additional dual aspect living room. On the first floor, there are currently 3 large bedrooms, a family bathroom and 2 en-suites. The large main bedroom en-suite was formerly a double bedroom and can be reinstated if required. Externally, the property is accessed via a gated driveway, good size front garden and beautiful rear gardens directly adjoining the golf course. Viewing is essential to fully appreciate this unique family home.

Centred on a traditional village green, the historic village of Brickendon has a thriving community spirit and day-to-day amenities including a church, village pub with bistro, golf course and popular primary school in nearby Bayford.

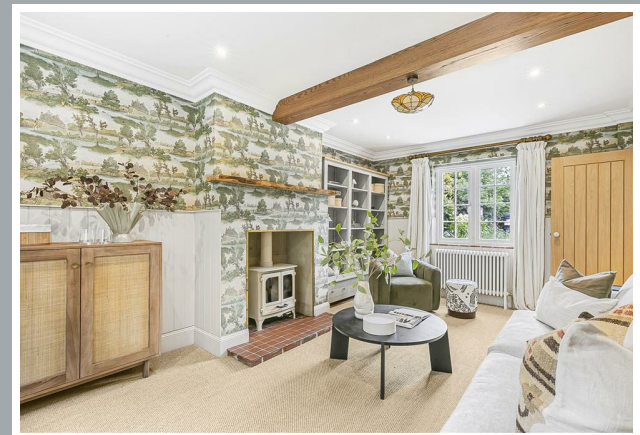
The market town of Hertford offers extensive independent and high street shopping, supermarkets, services, cafés, restaurants and recreational and leisure facilities including a bowling green, tennis courts and a leisure centre with swimming pool. Communication links are excellent: the nearby M25 and A1(M) give access to the national motorway network, Bayford station which is a short distance away, offers fast and regular services into central London and London Stansted Airport has a wide range of domestic and international flights.



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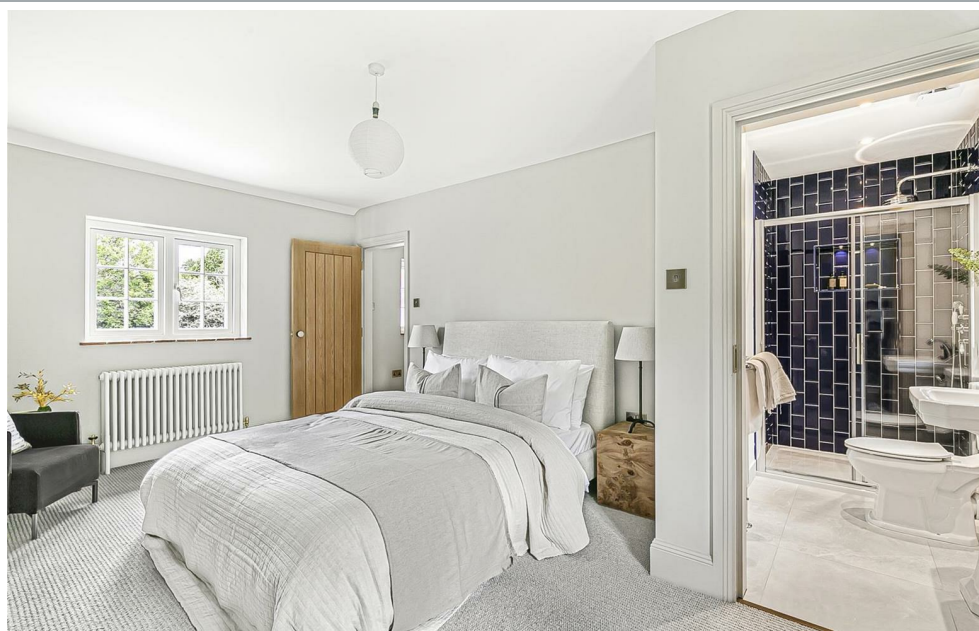
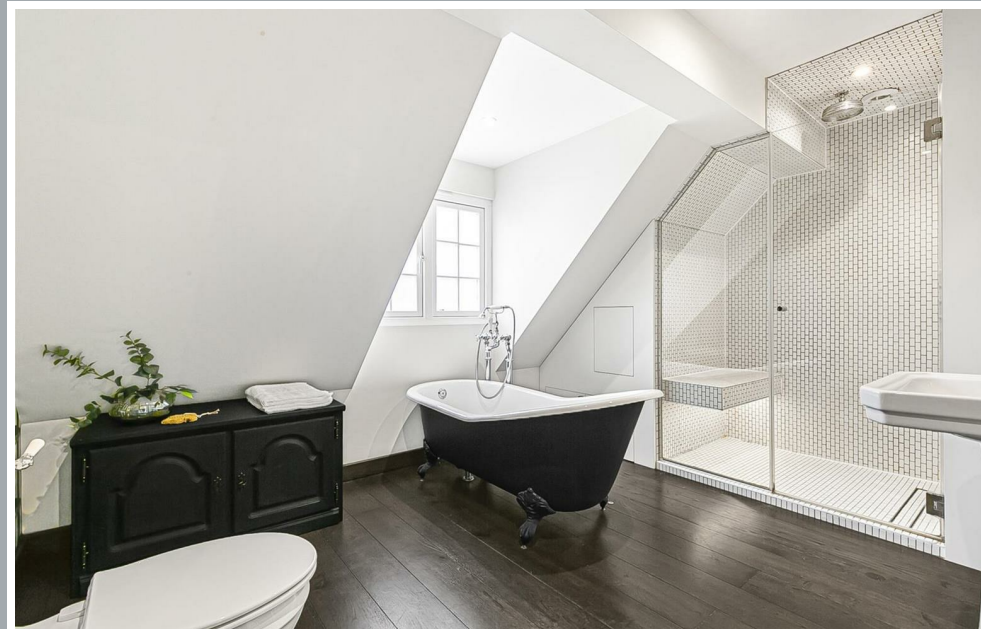


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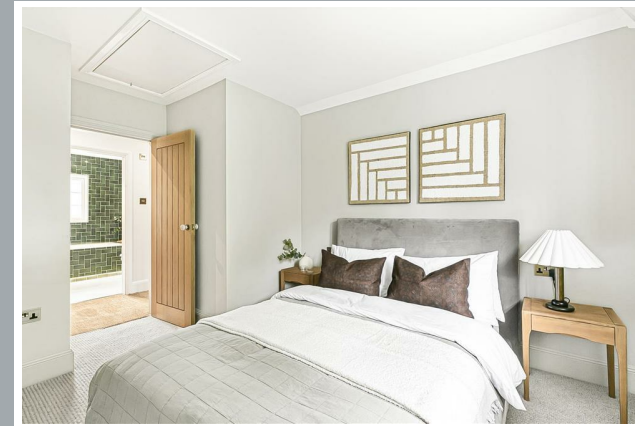




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**Approximate Gross Internal Area 1724 sq ft - 160 sq m**

Ground Floor Area 866 sq ft – 80 sq m

First Floor Area 858 sq ft – 80 sq m



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