



17, Vicarage Causeway, Hertford Heath

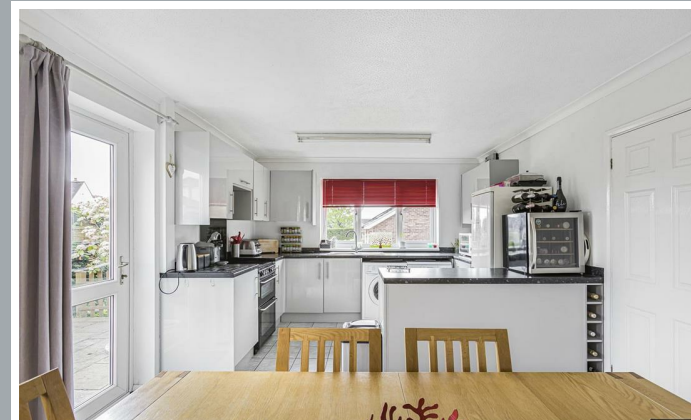
SG13 7RT

Guide Price £615,000



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## 17 Vicarage Causeway, Hertford Heath, Herts, SG13 7RT

A well-located four-bedroom semi-detached home in the heart of Hertford Heath, just a short walk from Mount Pleasant Green and the village pubs.

This spacious property has been owned by the same family since it was built, offering practical layout and generous outdoor space. The ground floor includes a kitchen/dining area, a separate lounge with access to the rear garden, and a downstairs WC. Upstairs, there are four bedrooms and a family bathroom.

Outside, the home benefits from a private driveway with space for several vehicles, a garage, and two garden areas—one accessed from the lounge, and another from the kitchen.

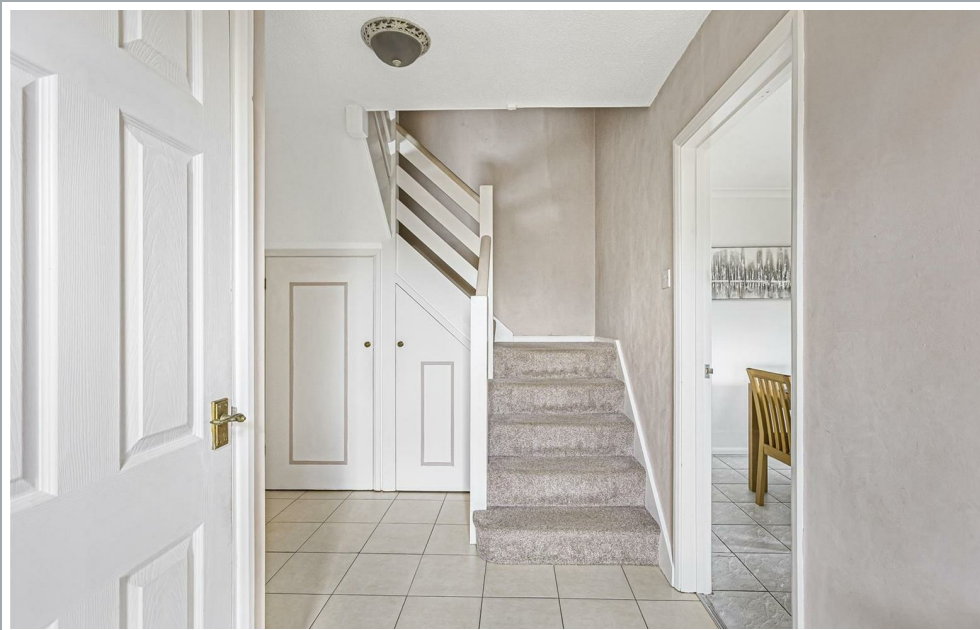
The property is located only a 'stones throw' away from the pretty village green which has a village pub, The Goat and direct access to a large protected woodlands. The village offers excellent local facilities including a village store, additional 2 pubs, local primary school and the ever popular Haileybury Private School. The nearby town of Hertford is only approximately 1.5 miles away and provides a variety of shops, restaurants and schools, along with a choice of two mainline train stations which serve London.





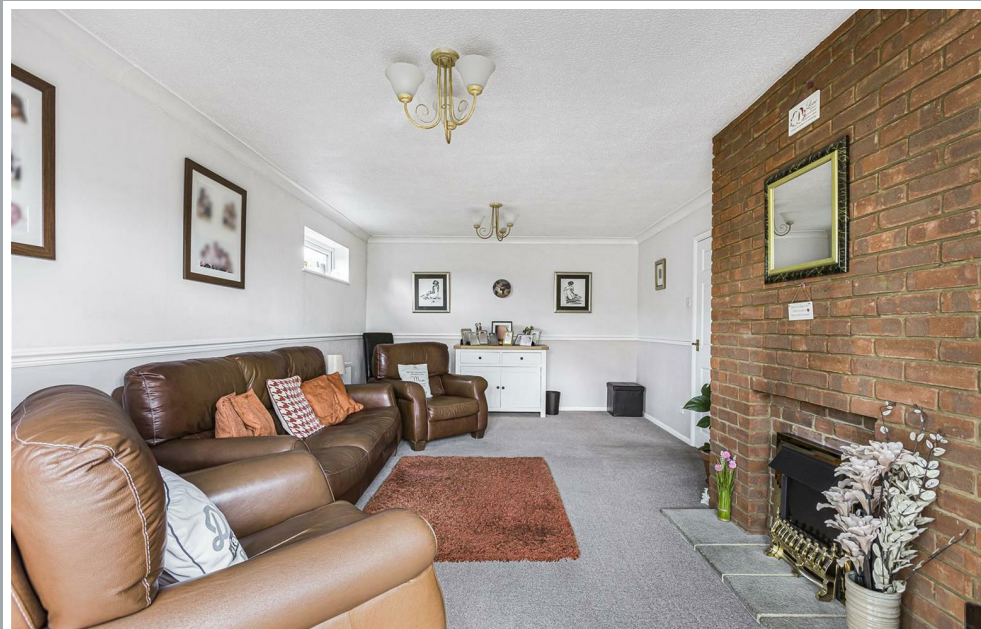
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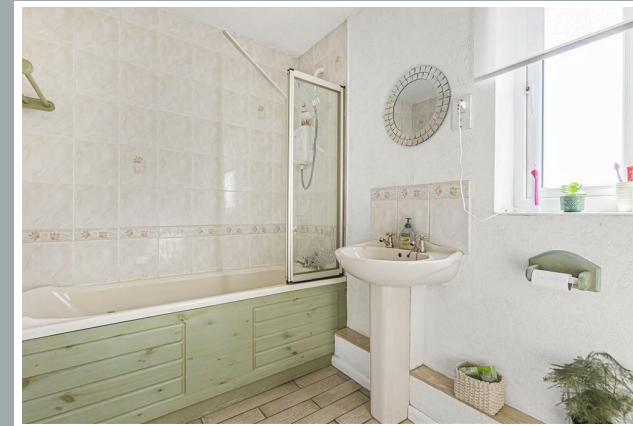
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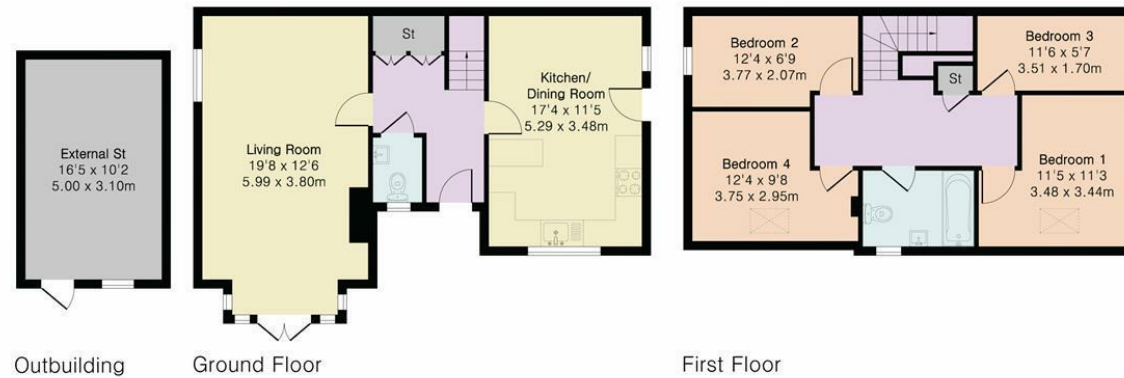


**Approximate Gross Internal Area 1310 sq ft - 122 sq m**

Ground Floor Area 585 sq ft – 54 sq m

First Floor Area 558 sq ft – 52 sq m

Outbuilding Area 167 sq ft – 16 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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