



13, The Old Coach Road, Hertford

SG14 2NP

Price Guide £850,000



stevenoates.com



13 The Old Coach Road, Cole Green, Hertford, Herts, SG14 2NP

Steven Oates are delighted to offer for sale this stylishly appointed semi-detached character home located within an outstanding position within the highly sought after village of Cole Green. This exceptional character home's accommodation includes 2 reception rooms, a downstairs shower room, an excellent kitchen/breakfast room with separate utility/boot room, whilst on the first floor, there are 3 double bedrooms and a large family bathroom. Externally, the property is set within corner plot gardens directly adjoining rolling countryside and a natural pond which encourages a wide variety of wildlife. In addition, there is a garden store, large detached garage block with workshops and an additional area of rented land which has been cultivated into a small orchard and vegetable garden.

The property sits towards the end of a small country lane, just off of the village green surrounded by beautiful countryside including wooded copse to the front and open countryside to the rear with the village pub, The Cowper Arms only a short distance away. Cole Green is conveniently located for the A414 which connects to both the A1(m) and A10 with train stations providing fast links into London available at Hertford North, Welwyn Garden City and Hatfield.



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Approximate Gross Internal Area
1872 sq ft - 175 sq m



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.

