



4a, Church Hill, Hertford Heath  
SG13 7RS  
Offers In Excess Of £475,000



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## 4a Church Hill, Hertford Heath, Hertfordshire, SG13 7RS

A spacious 3 bedroom semi-detached family home located within an extremely popular location just off the village green and a short stroll from the popular village school and ideal for Hertford's favoured SG13 schooling. The property offers excellent scope for further improvement, however currently provides an entrance hall, living room opening into an extension which comprises of a dining area, kitchen, utility and downstairs wc on the ground floor. On the first floor, there are 3 bedrooms and a family bathroom. Externally, there is driveway parking leading to a garage and attractive rear gardens. Chain Free - Call Today To View.

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.





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





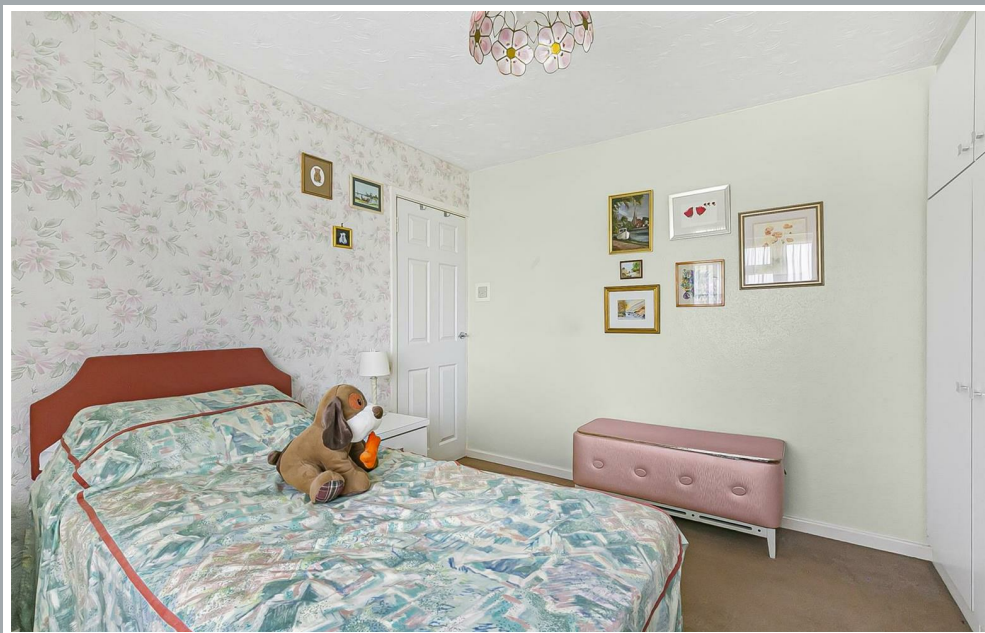
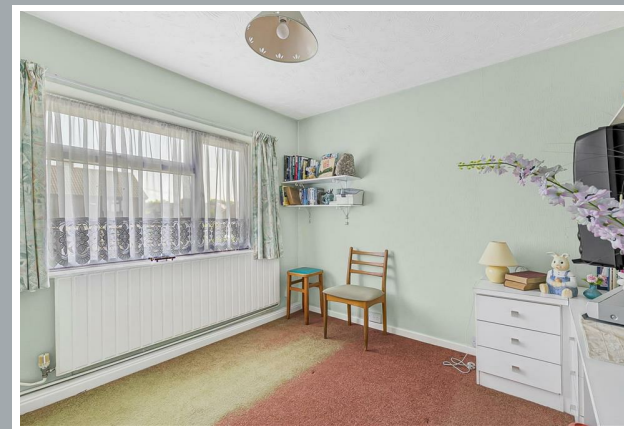
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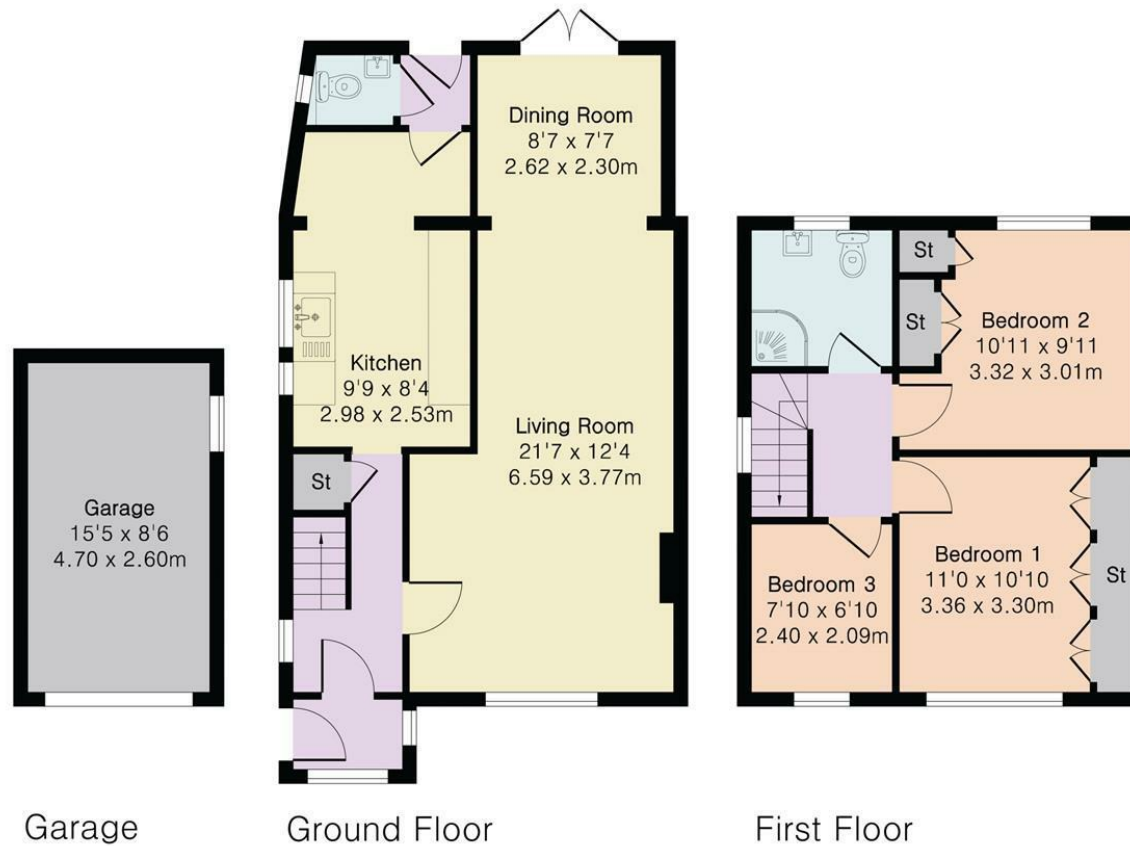


**Approximate Gross Internal Area 1058 sq ft - 98 sq m**

Ground Floor Area 541 sq ft – 50 sq m

First Floor Area 385 sq ft – 36 sq m

Garage Area 132 sq ft – 12 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.



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