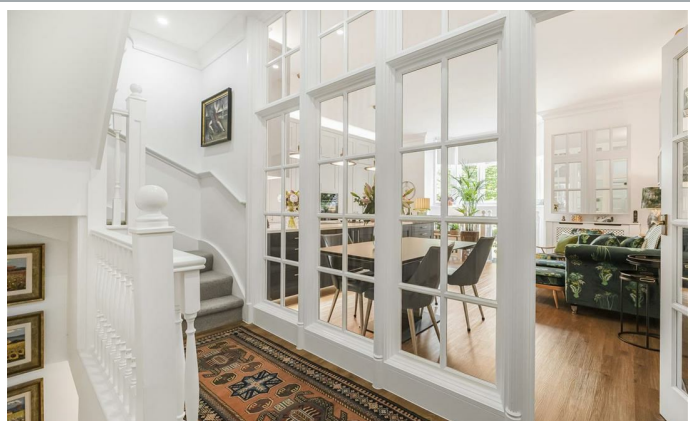




5, Goldings Hall, Hertford
SG14 2WH
Price Guide £1,295,000



stevenoates.com



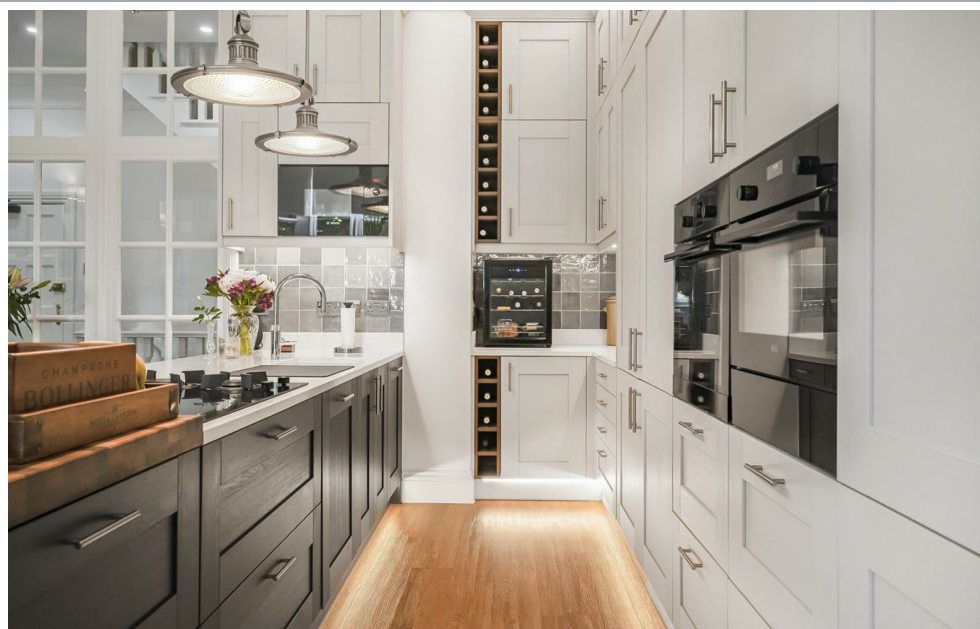
5 Goldings Hall, Goldings Way, Hertford, Herts, SG14 2WH

A truly outstanding and spacious 3 bedroom property of around 3100 sqft occupying the ground, lower ground and 1st floor of this elegant COUNTRY HOUSE conversion. The impressive accommodation includes a glazed entrance hall, recently refitted kitchen/dining room with direct access to the PRIVATE GARDEN, large living room, family room/bedroom 4, a large GYMNASIUM/BASEMENT room, 3 DOUBLE bedrooms and 3 bathrooms. Externally the apartment includes 2 secure UNDERGROUND PARKING spaces, a private TERRACE and use of the 110 acres of communal grounds. Viewing is highly recommended to fully appreciate the quality and flexibility of the accommodation.

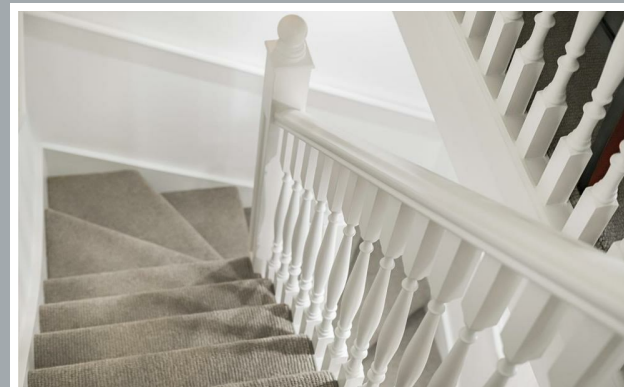
Goldings Hall is a gated country estate set within 110 acres of beautiful grounds situated on the outskirts of Hertford itself, less than 0.8 miles from Hertford North mainline station. Hertford town is only 1.5 miles away and provides a wide choice of shops, coffee shops and restaurants.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



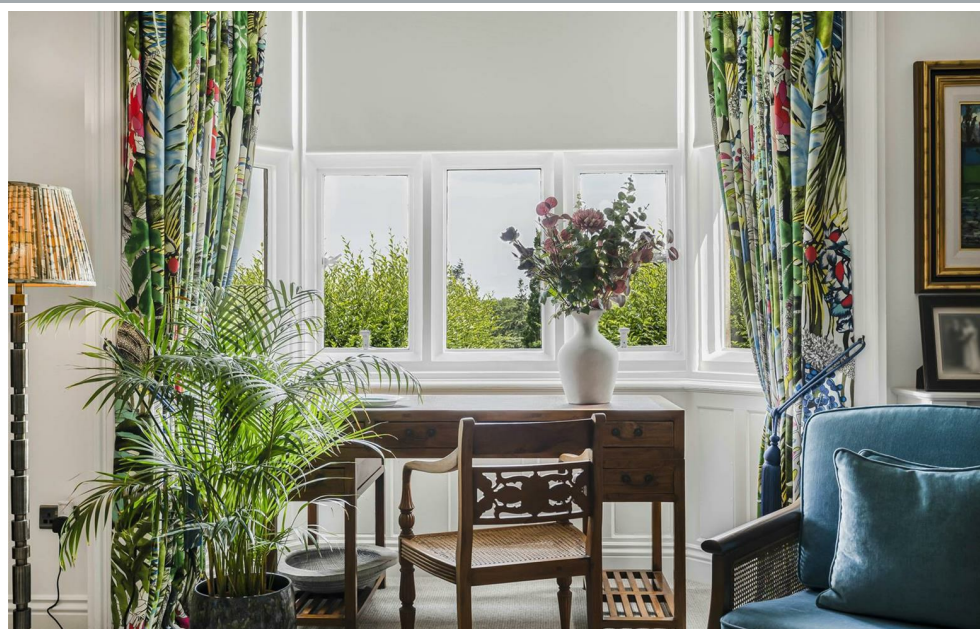
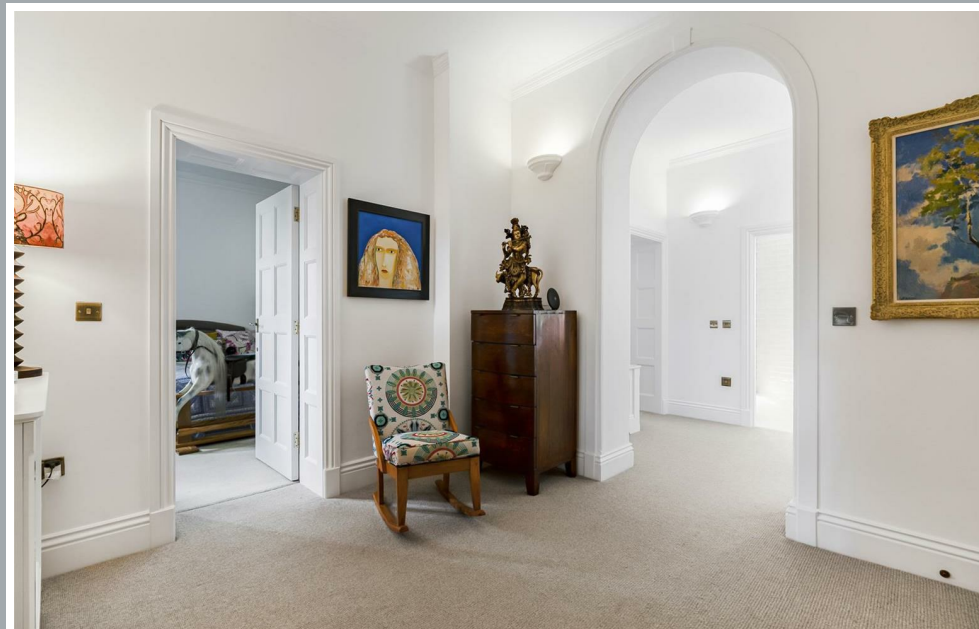
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



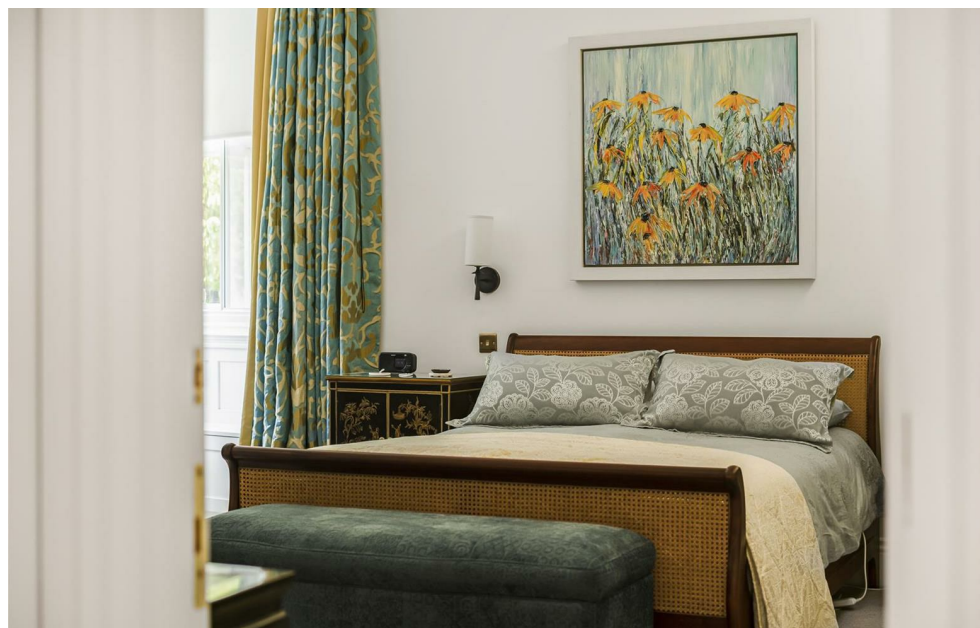
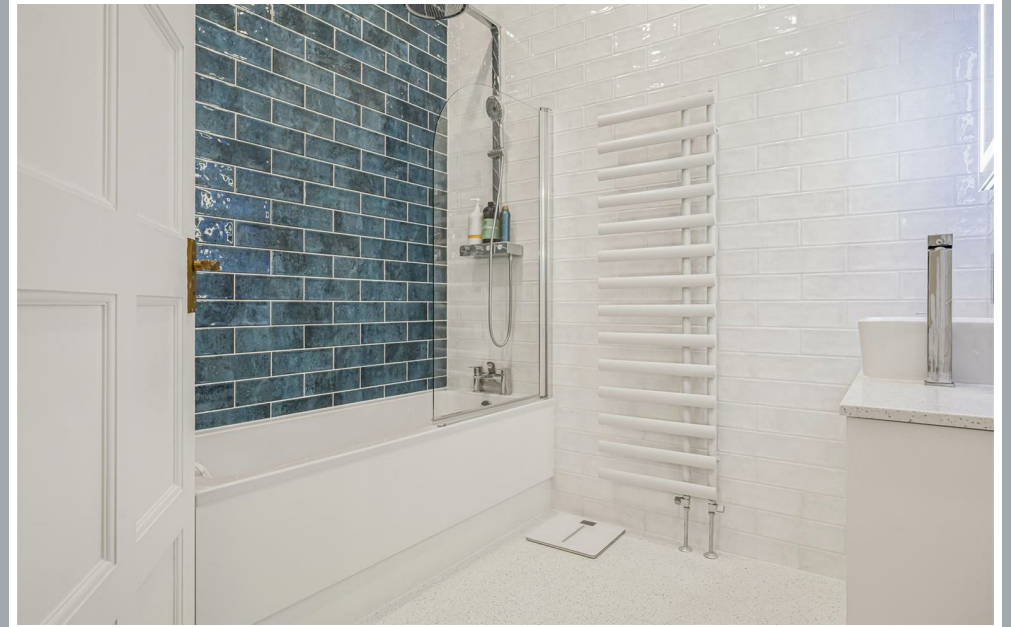
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



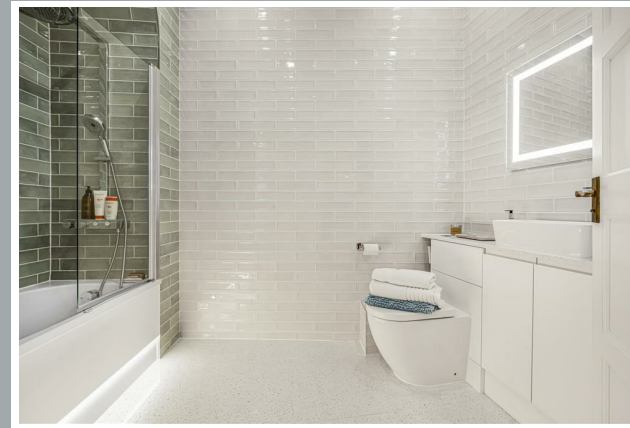
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



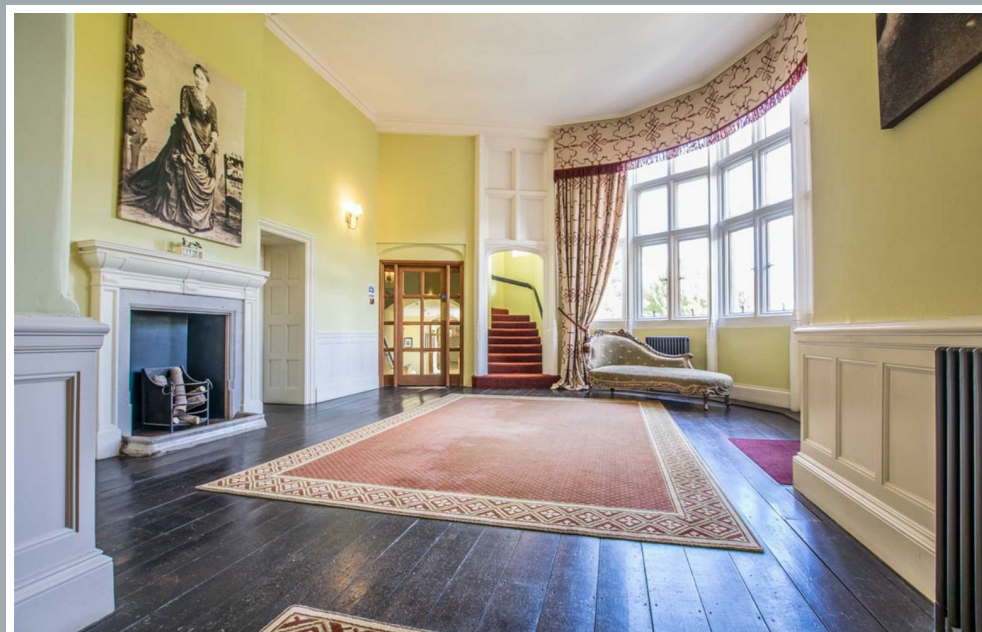
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 3121 sq ft - 290 sq m

Lower Ground Floor Area 1075 sq ft - 100 sq m

First Floor Area 505 sq ft - 47 sq m

Second Floor Area 1541 sq ft - 143 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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.



stevenoates.com