



3, Watermill Lane, Hertford  
SG14 3LB

Guide Price £1,600,000



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## 3 Watermill Lane, Hertford, SG14 3LB

A substantial detached home set on a mature and private plot in Watermill Lane, Bengeo, offering approximately 2540 sq ft of accommodation including a self-contained annexe.

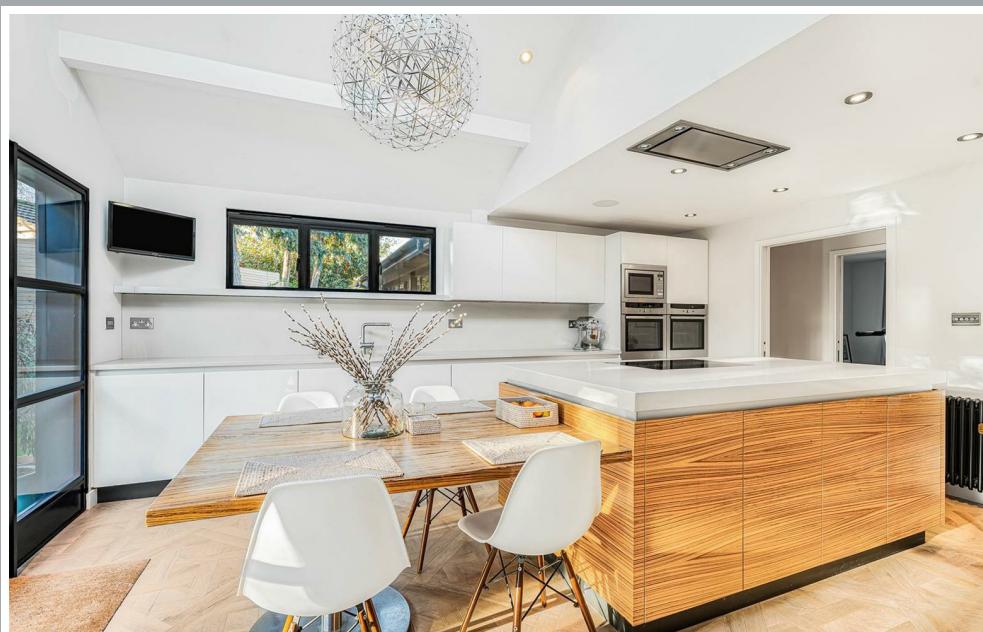
The property provides versatile, well-presented living space arranged across one level. The main house includes a large open-plan sitting and dining room, a modern kitchen and dining area, four bedrooms with two en suites, a family bathroom, utility room, and a gym. The annexe offers independent accommodation with its own kitchen and living area, office, and shower room, making it suitable for extended family or separate use.

Outside, the property features contemporary black cladding and a landscaped wraparound garden with established trees and planting. The driveway provides parking for several cars, and the setting remains peaceful while being close to countryside walks and offering convenient access to Hertford North and the town centre.

Watermill Lane is one of Bengeo's quieter residential areas, offering easy access to local schools, open green spaces, and transport links back into Hertford.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



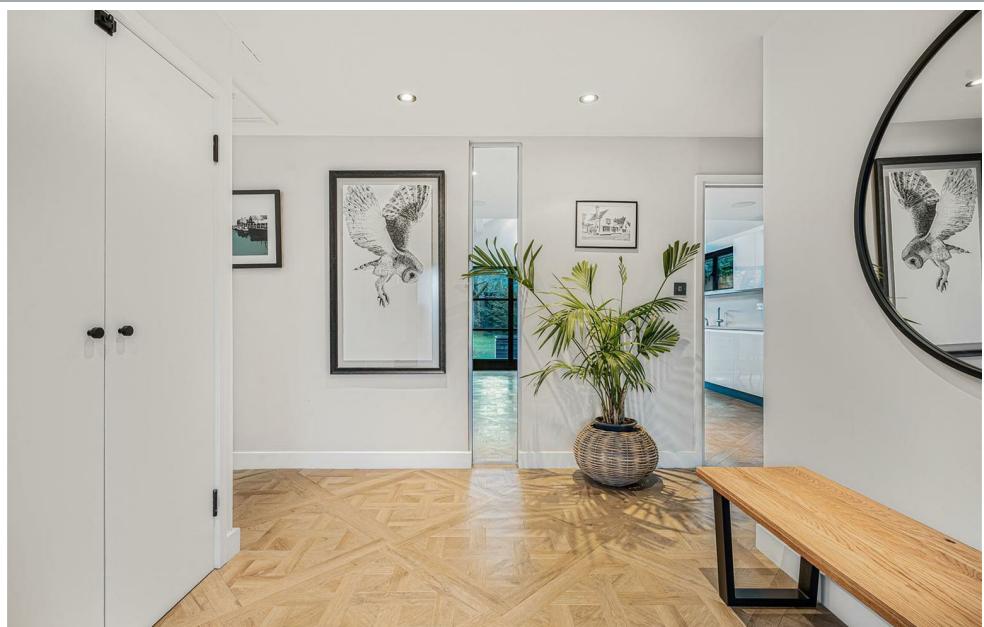
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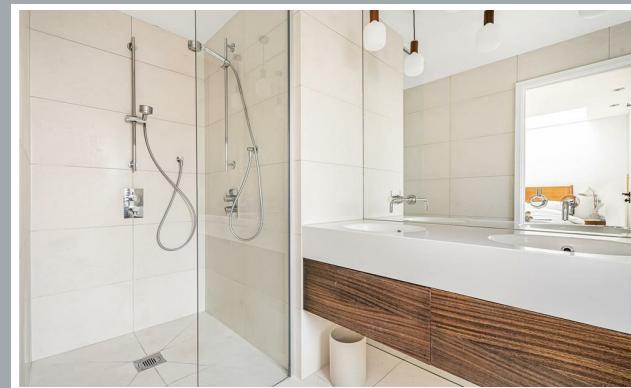
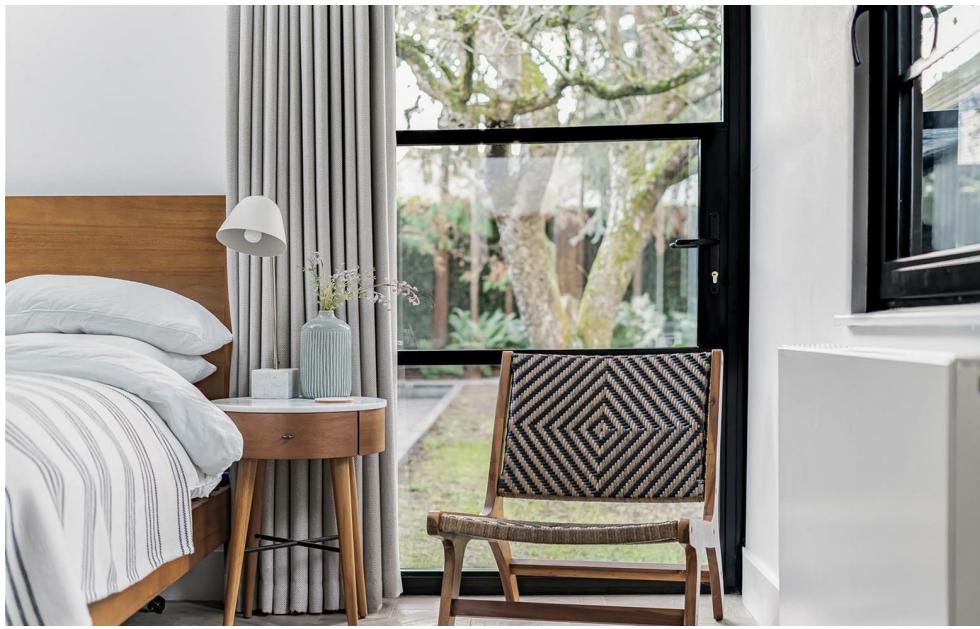
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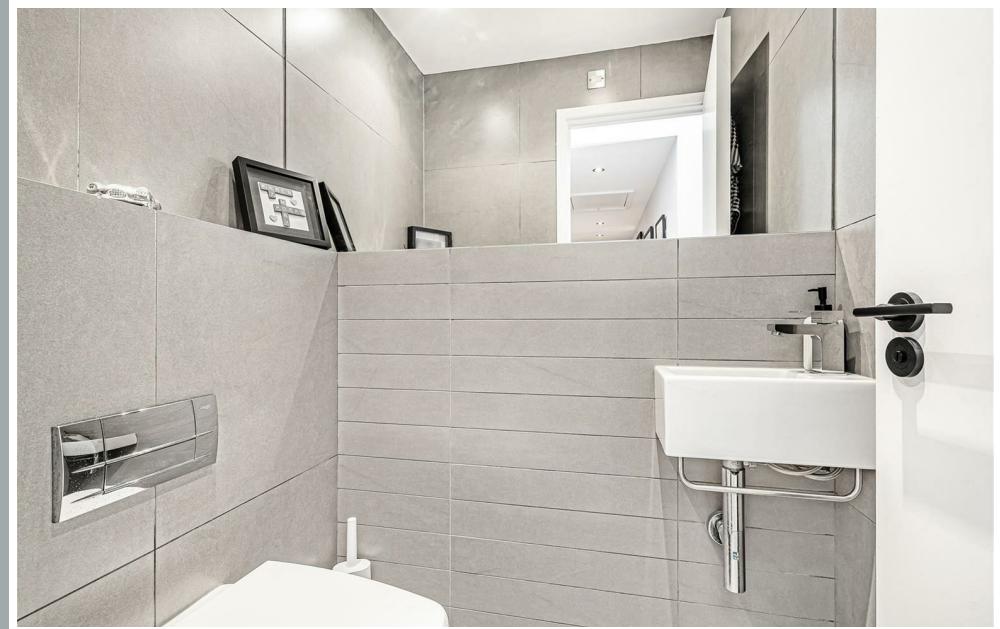
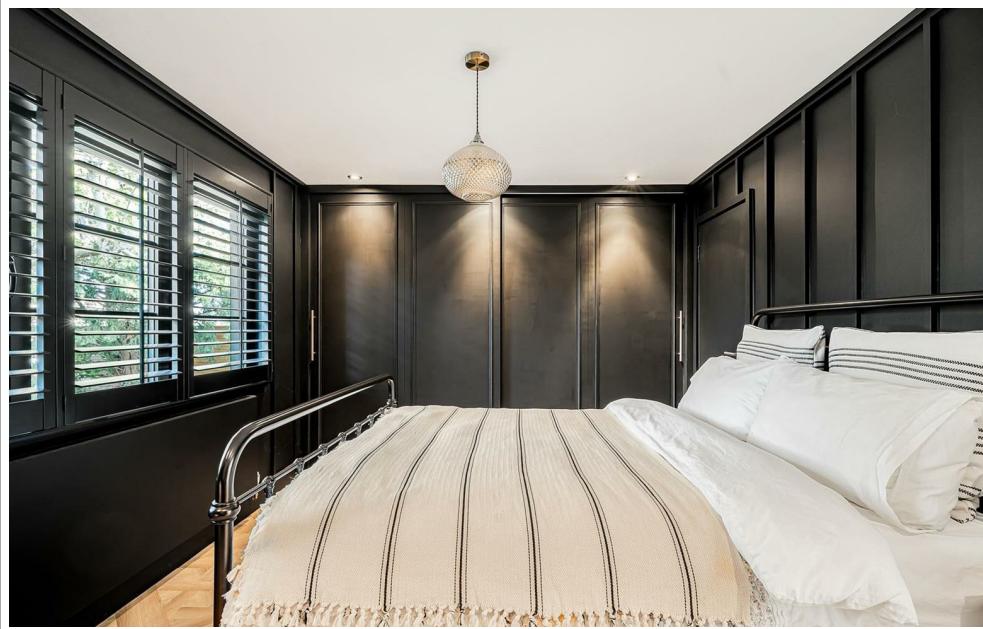
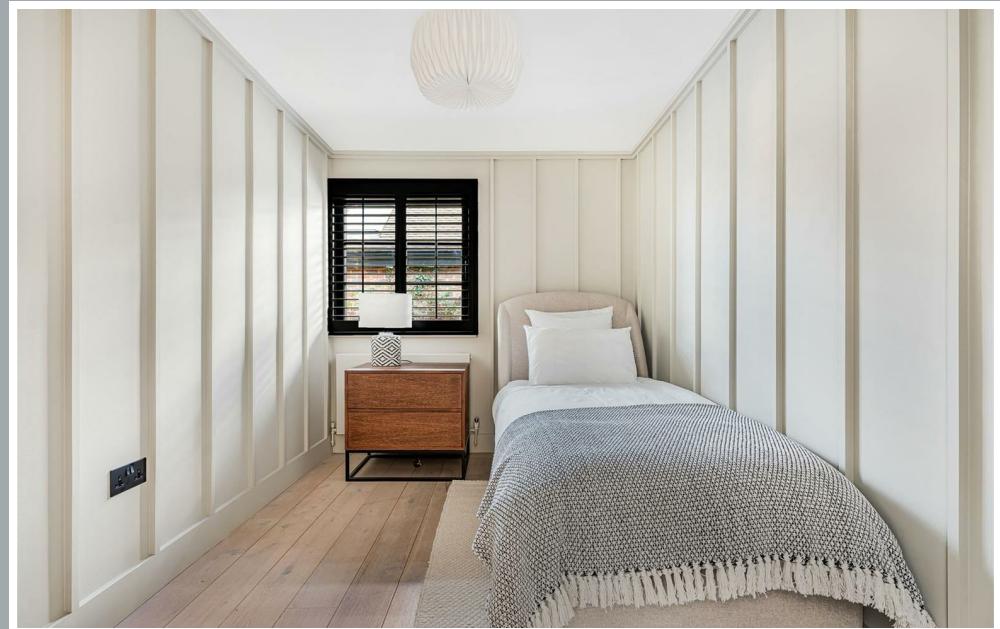
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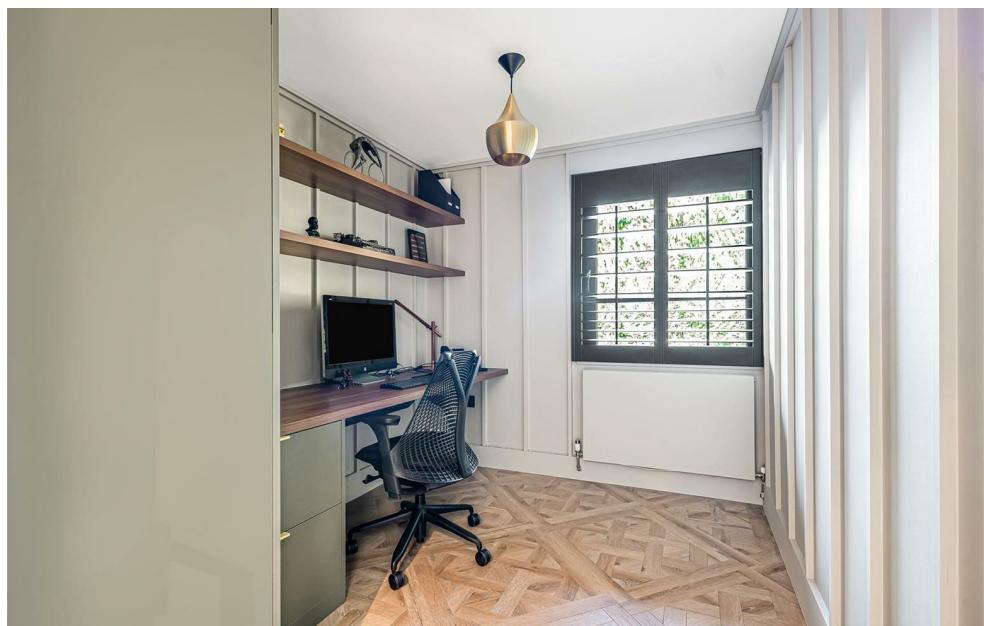
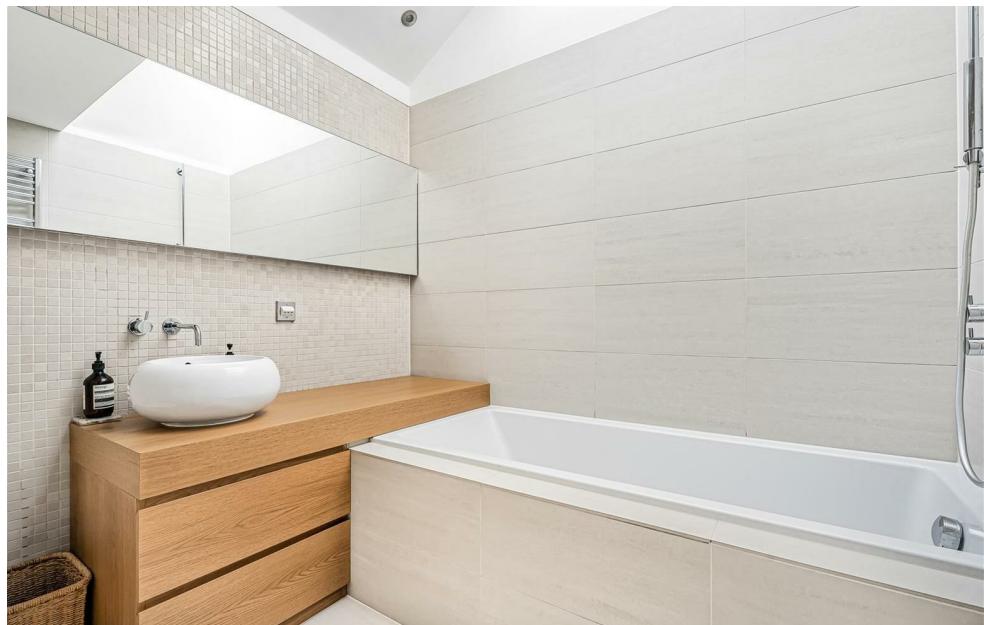
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Approximate Gross Internal Area 2540 sq ft - 236 sq m  
(Including Annexe)



PINK PLAN

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.



Steven Oates

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