



40, Downfield Road, Hertford Heath  
SG13 7RZ

Price Guide £1,250,000



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## 40 Downfield Road, Hertford Heath, Herts, SG13 7RZ

A completely remodelled and extended 4 bedroom detached family home located within this highly sought after location only a 'stone's throw' from the pretty village green directly adjoining beautiful countryside. The stylish accommodation comprises of a large open plan living space across the entire back of the house with an addition living room/gym and utility room. There are 4 bedrooms including a impressive main bedroom suite on the first floor with exceptional countryside views, 3 en-suites and a family bathroom. Externally, there is ample driveway parking for several cars and generous rear gardens. Internal viewing is essential to fully appreciate this modern family home.

Nestled in the heart of the highly sought-after village of Hertford Heath, Downfield Road offers a perfect balance of countryside charm and modern convenience. Surrounded by idyllic Hertfordshire countryside yet just minutes from the bustling county town of Hertford, this quiet residential road is ideal for families.

Hertford Heath is renowned for its strong community spirit, excellent local pubs, and access to outstanding schooling, including the highly regarded Haileybury College, just a short stroll away. The village boasts a selection of amenities including a local shop, a popular primary school, and beautiful green spaces, with the Hertford Heath Nature Reserve offering scenic walks and outdoor activities on your doorstep.

Downfield Road enjoys excellent connectivity, with Hertford East and Hertford North railway stations nearby, providing direct links into London Liverpool Street and Moorgate, making it a popular choice for commuters. The A10 and A414 are easily accessible, offering fast road links to the M25 and beyond.





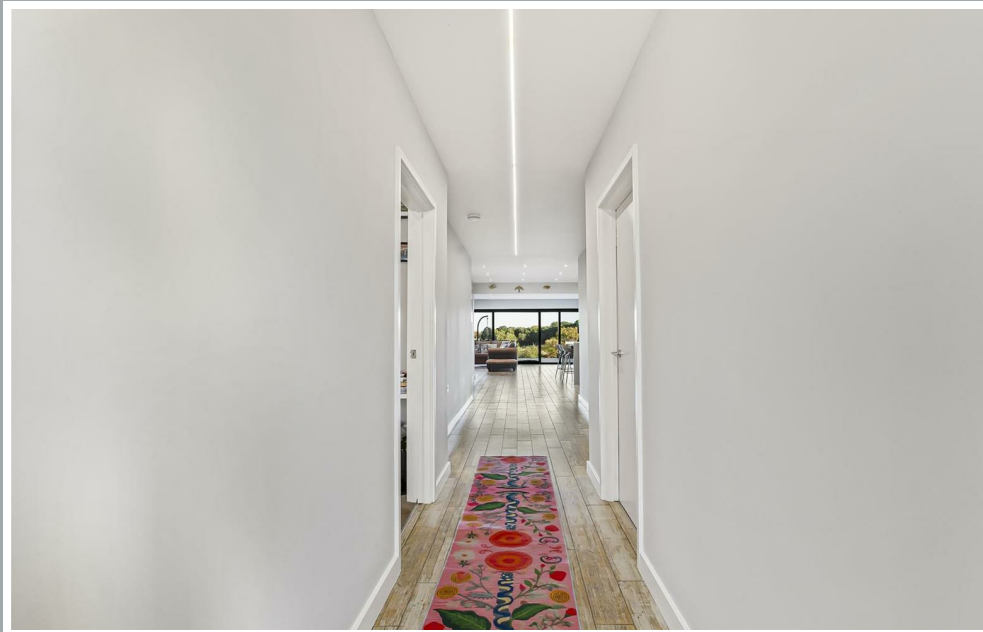
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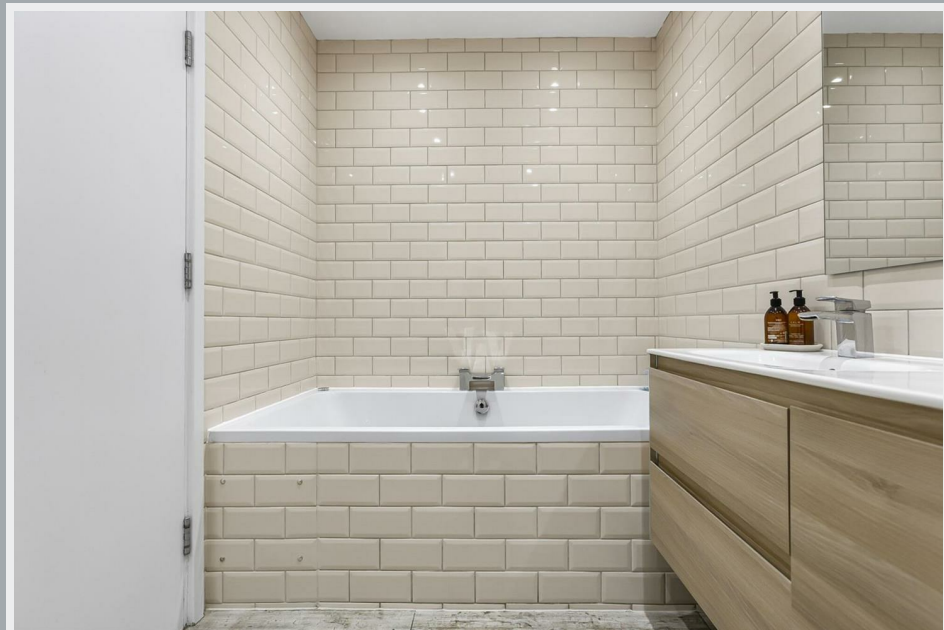


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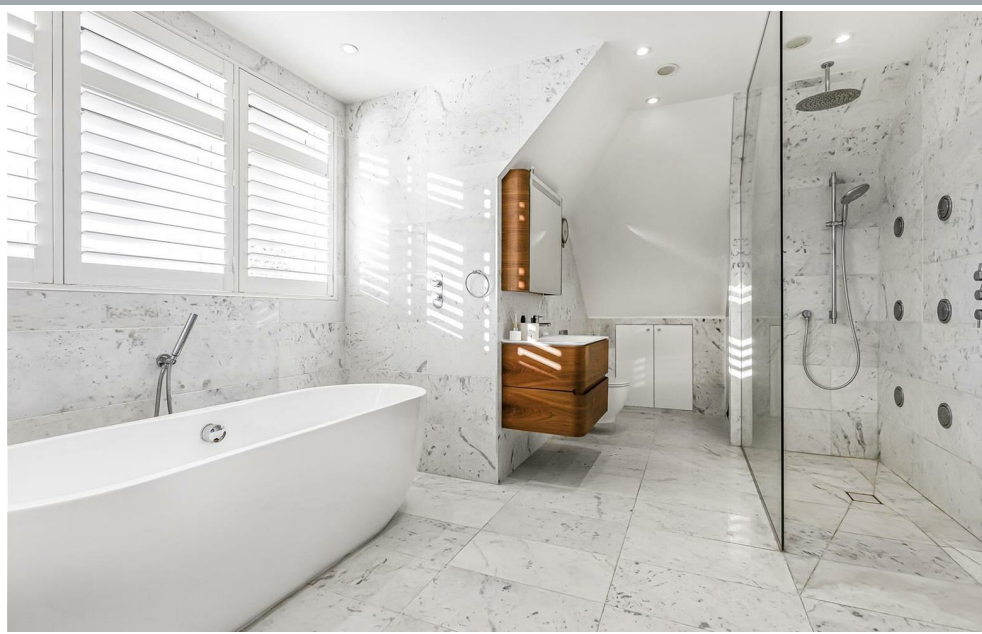
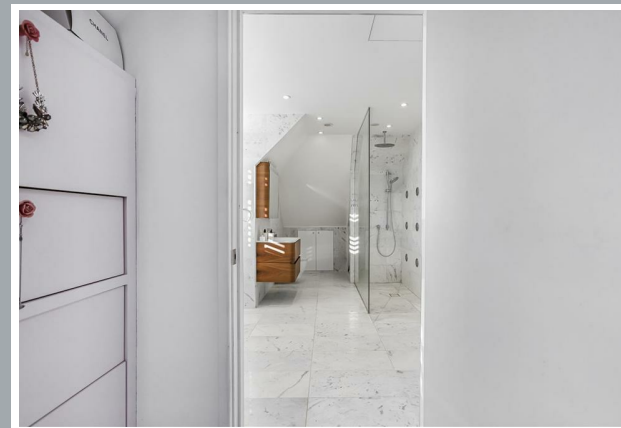
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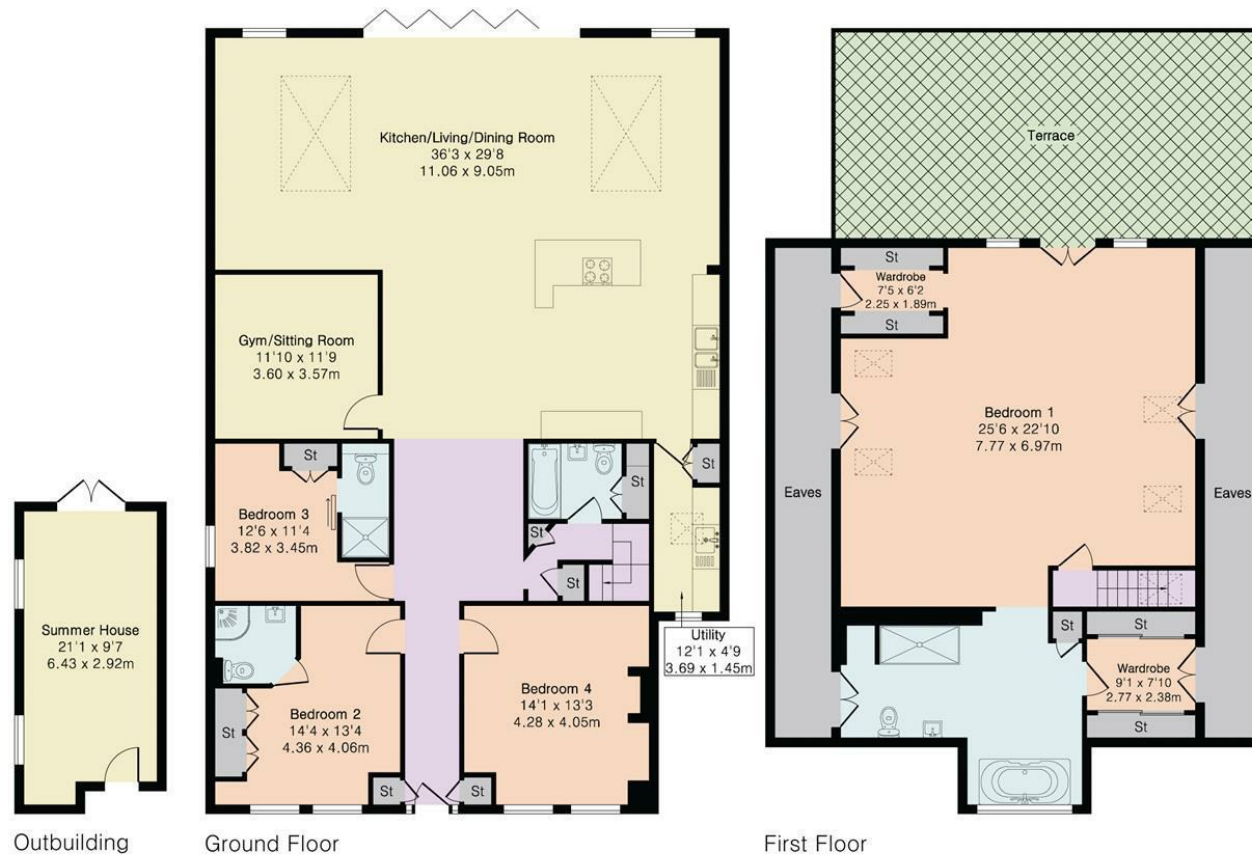


**Approximate Gross Internal Area 2868 sq ft - 266 sq m  
(Excluding Outbuilding & Eaves)**

Ground Floor Area 1930 sq ft – 179 sq m

First Floor Area 938 sq ft – 87 sq m

Outbuilding Area 193 sq ft – 18 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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