



16, Easington Road, Dane End
SG12 0LX

Asking Price £520,000



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16 Easington Road, Dane End, Herts, SG12 0LX

Nestled on Easington Road in the charming village of Dane End, this beautiful semi-detached home offers a perfect blend of space and comfort for family living. With four generously sized bedrooms, this home is ideal for those seeking room to grow. Having been extended the property boasts three inviting reception rooms, providing ample space for relaxation and entertainment. The large kitchen dining room is perfect for family meals and gatherings, while a convenient downstairs toilet adds to the practicality of the layout. Upstairs, you will find four well-proportioned bedrooms and the family bathroom suite. Outside, the property features a stunning garden that provides serene views of the open countryside, making it a delightful space for outdoor activities or simply unwinding. Additionally, there is a garage and parking space for up to three vehicles, ensuring convenience for you and your guests. Internal viewing highly recommended !

Dane End village benefits from a village pub, church, shop and primary school, a plethora of clubs and social activities. Surrounded by outstanding rolling Hertfordshire countryside - a haven for cyclists, walkers and equestrian pursuits. The nearby towns of Ware and Hertford, just a short drive away, provide a wide choice of shops, restaurants and excellent schooling for all ages. For commuters, a choice of stations serve London from Hertford, Ware, Stevenage and also Watton At Stone. Excellent schooling is also available in the nearby towns of Hertford and Ware including Richard Hale, Presdales and Simon Balle. For independent schooling, Heathmount, St Edmunds College and Haileybury are a few minutes' drive away.



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**Approximate Gross Internal Area 1253 sq ft - 117 sq m
(Excluding Garage)**

Ground Floor Area 697 sq ft – 65 sq m

First Floor Area 556 sq ft – 52 sq m

Garage Area 168 sq ft – 16 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.



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