



8, Woodland Road, Hertford Heath  
SG13 7QG

Guide Price £450,000



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## 8 Woodland Road, Hertford Heath, Herts, SG13 7QG

A well-presented three-bedroom end-of-terrace home, ideally positioned within a popular turning in the village of Hertford Heath. The property offers approximately 814 sq ft of modern accommodation arranged over two floors. The ground floor comprises an entrance hallway, a bright lounge featuring a log burner, a contemporary kitchen/diner, and a ground-floor cloakroom. To the first floor are three bedrooms and a family bathroom, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. Externally, the property offers off-street parking for two vehicles and a mature, well-maintained rear garden.

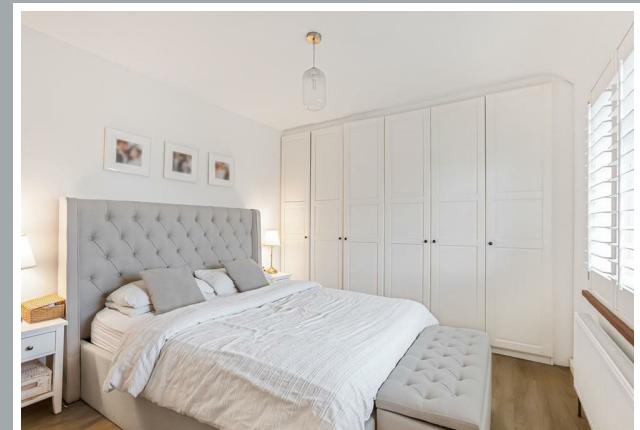
The property sits in the popular village of Hertford Heath just a mile or two from Hertford and close to the A10. The village is a thriving local community (see the excellent village web site [www.hertfordheath.gov.uk](http://www.hertfordheath.gov.uk)) with good local facilities including two shops, the village hall, church, garage, public houses and sports and social clubs. There are very good schools in the local area (the excellent Hertford Heath JMI is just down the road from the house and the village is also the home of the Haileybury Public School and the property sits within the sought after SG13 catchment area, so perfect for families wishing to send their children to the better local schools (Simon Balle, Richard Hale and Presdales).



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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## Approximate Gross Internal Area 814 sq ft - 75 sq m

Ground Floor Area 424 sq ft – 39 sq m

First Floor Area 390 sq ft – 36 sq m



Ground Floor



First Floor



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.



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