



66, Birch Green, Hertford  
SG14 2LU  
Asking Price £575,000



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## 66 Birch Green, Hertford, SG14 2LU

### **\*\* OFFERED CHAIN FREE\*\***

Steven Oates are delighted to offer this spectacular and rarely available three-bedroom family home which is perfectly nestled within the highly sought after village of Birch Green which is only a short distance from Hertford Town Centre. Situated in arguably Hertford's most popular village locations this home offers practical living space ideal for families and complete peacefulness and serenity surrounded by beautiful countryside and stunning homes whilst remaining in a convenient location for nearby towns and schooling. This property is deceptively spacious inside benefiting from a huge frontage and rear garden offering plenty of scope for improvement and extensions (STPP). Internally, this property includes a generous size lounge, second reception room/dining area, useful downstairs toilet and a large kitchen positioned at the rear of the property with scope for an open plan kitchen/dining space. Upstairs this property includes three double bedrooms all well-proportioned and there is a family bathroom suite. Externally, there is a fantastic rear garden which is well-kept and child friendly, there is also amazing views beyond the garden of open fields. Internal viewing is highly recommended to appreciate this amazing home.

Located within the centre of this highly regarded village in the Parish of Hertingfordbury, the property is surrounded by open countryside, yet is only a short drive from the Hertford town which offers an excellent choice of localised shops, restaurants and schooling for all ages. Welwyn Garden City is also a short drive away from a wider range of shops and for commuting there is a choice of Hertford North, Welwyn Garden City and Hatfield, all with fast services to London. Birch Green itself offers a popular village school, with the Cowper Arms village pub in Letty Green, a leisurely walk away.





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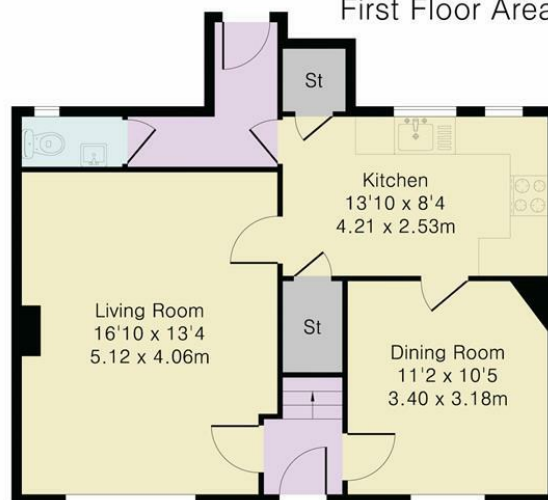
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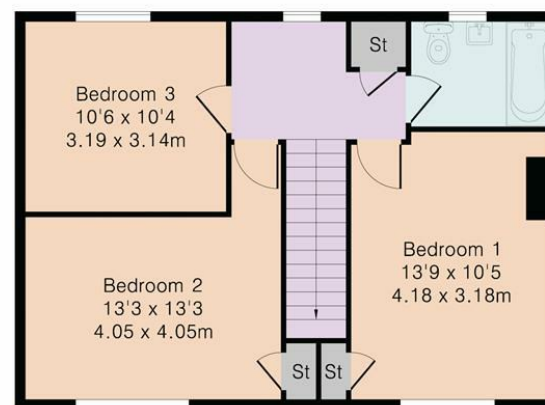
**Approximate Gross Internal Area 1107 sq ft - 103 sq m**

Ground Floor Area 568 sq ft – 53 sq m

First Floor Area 539 sq ft – 50 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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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