



Bryan Bishop
and partners

Birch Green

Hertford



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Summary:

Bryan Bishop & Partners are delighted to bring to the market this charming three double bedroom family home located within the idyllic Hertfordshire hamlet of Birch Green. Catchment and walking distance to one of the most desirable primary schools in the local area, Hertingfordbury Cowper. Surrounded by open countryside, yet within easy reach of Hertford, Welwyn and Hatfield, this fabulous property enjoys flexible and generous living space that offers a balanced mix of enclosed and semi open plan day to day living rooms as well as a very large family bathroom that could easily be remodelled to add an en-suite shower room to the principal bedroom. There is a lovely country cottage feel to the house, with large and abundantly planted gardens to the front and rear, and with wonderful uninterrupted views to the rear that stretch away into the far distance.

Accommodation:

This is a really pretty house with a tiled porch roof offering neat weather protection to the front door beneath. Inside is a spacious entrance hall, well lit by a window overlooking the front garden that is boosted further by an additional window up on the first floor that cascades light down the curving staircase. From the entrance hall doors lead into the front facing study/office/family room and the centrally placed dining room.

The room at the front of the house typifies the real flexibility on offer throughout this wonderful home. It is a good size with a window looking out to the front garden and is capable of successfully fulfilling any number of different roles for you. It offers a great alternative to the large open plan format of the dining room and living room, really working alongside those spaces to allow you to configure the whole ground floor to best suit your family's needs. It could easily be a separate dining room of course, but also an office, study, family room, playroom, TV room or even a ground floor bedroom four..... The list is almost endless and the choice is yours to make.

The dining room is centrally positioned, making the very best use of the open connections between it and the adjacent kitchen and living room. Again it is a good size with a well balanced shape that makes all of the space on offer really usable, and boasts a gorgeous stripped wooden floor. Comfortably large enough to accept a substantial dining table and chairs whilst still leaving ample free space to easily move into, through and around the room, there is a wonderful ornate log burner set into a painted brick fireplace on the outside wall offering a wonderful visual focal point as well as welcome characterful winter warmth.





The kitchen links from the dining room via an open archway that provides a seamless flow between the rooms, and is kept light and bright by a large side facing window. There is a comprehensive selection of wall and floor mounted cabinets lining the perimeter walls, with a nice variety of formats that include glass fronted and open shelving units, ensuring more than ample storage and worktop area. Set within the cabinets are a number of designated spaces ready to accept free standing appliances such as a double width range style cooker, a dishwasher and a full height fridge/freezer.

The living room occupies most of the rear of the house, and is a large room by any measure at over seventeen feet wide. Connected open plan to the adjoining dining room, it also features glazed double doors that link it seamlessly out into the rear garden, along with an additional rear facing window. Another clear exhibit of the generous and flexible living space available to you, this room gives you total freedom as to how you lay out and furnish it, easily taking on any amount of furniture in almost any configuration you desire. It is a great family space with a valuable inside/outside connection.

To the side of the living room a door opens through into a utility/laundry room that leads to a well placed guest cloakroom as well as a separate side door that opens out into the garden.

Upstairs is a spacious hallway with a front facing window, nicely galleried over the stairwell, that accesses each of the three bedrooms and the family bathroom. All of the bedrooms are doubles in size with the principal bedroom being particularly large. The family bathroom is fitted with a separate shower and bath and is extremely spacious, large enough to be repurposed to include a separate ensuite shower room to the principal bedroom.

Exterior:

To the front there is a really nice garden, extensively planted with a wide variety of flowers, shrubs and bushes, with a gated entrance bisecting the surrounding hedge and opening onto a paved central path that runs up to the front door. Outside the property there is plenty of parking on the roadside along with a lovely grassed area and a separate pedestrian pathway running along the front of the houses. To the rear is a garden of really generous length that looks out over unspoiled open countryside to the rear. Mainly laid as a lawn, but with multiple specimen trees and bushes along its full length, this is a fantastic family garden, complete with two separate timber potting sheds.

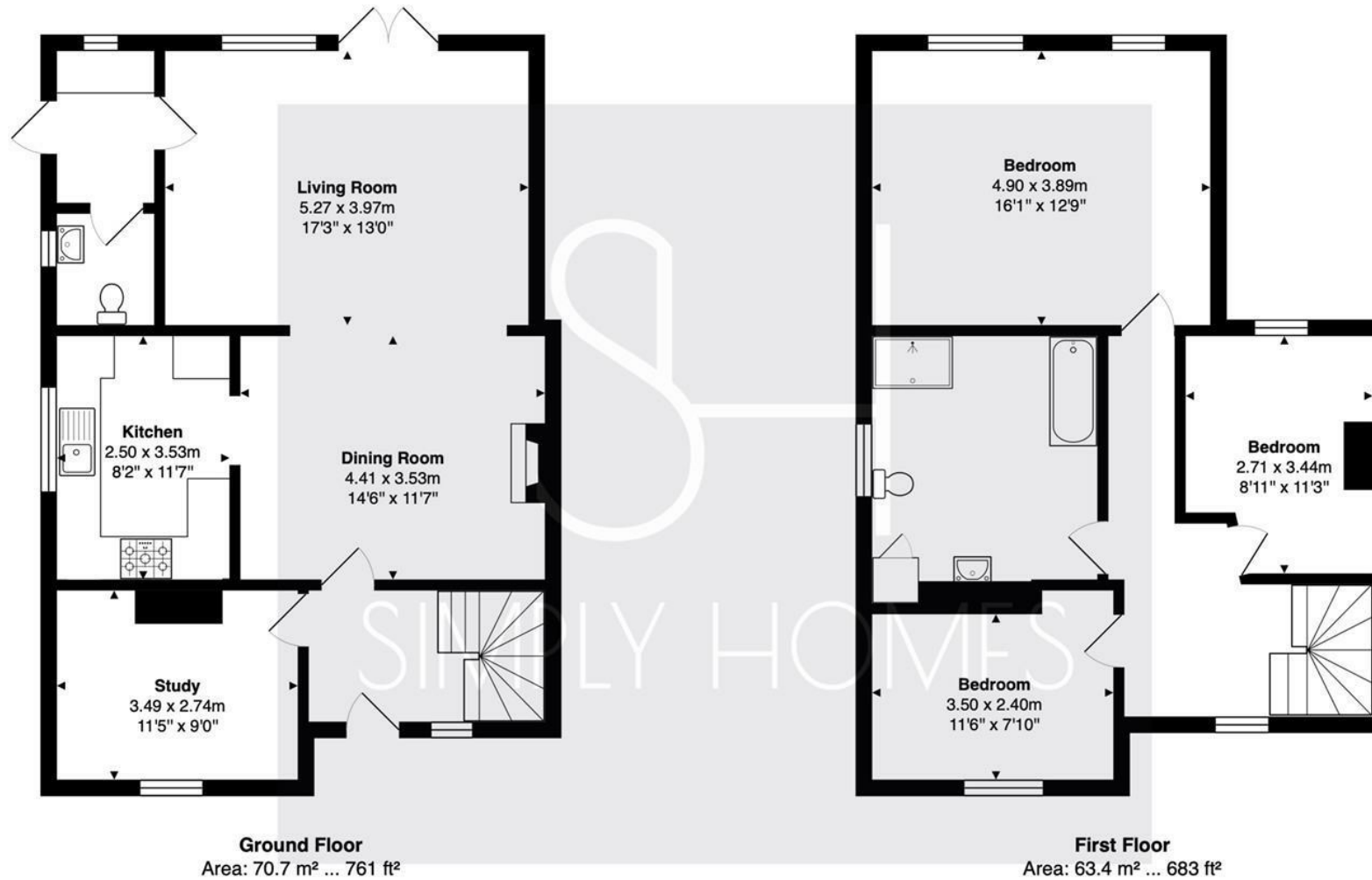
Location:

Despite its idyllic countryside location the property is still very conveniently located just a few minutes west of the county town of Hertford which has a vibrant and thriving centre and multiple fast rail links into central London. Enjoying an ideal situation in between Hertford, Welwyn and Hatfield there is easy access nearby to all of the main roadway routes such as the A10, A414 and M25.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







