



Downfield Road, Hertford Heath, SG13 7SA
£2,250,000 Freehold



pc.
PETER CUFFARO
ESTATE AGENTS



73 Downfield Road

Hertford Heath, Hertford

Spacious five bedroom period home with annexe, gym, pool, stables, paddocks and stunning views. Ideal for families and equestrian use. Near top schools and transport. Village location.

Council Tax band: A

Tenure: Freehold

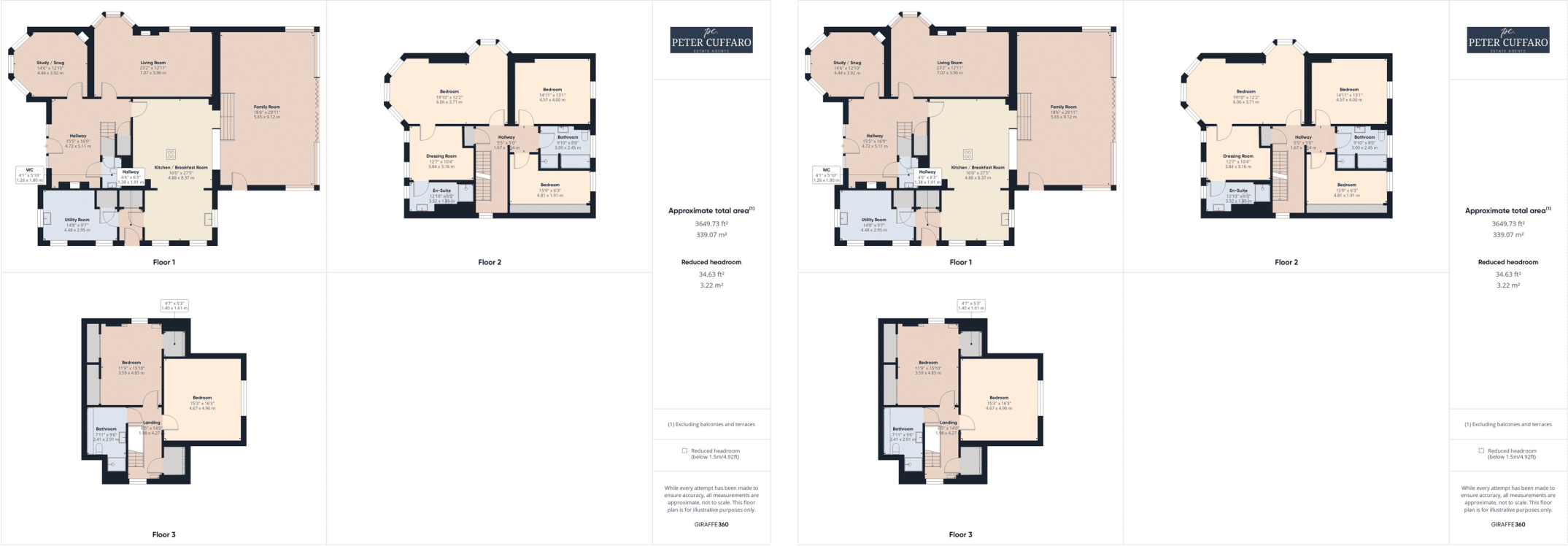
- Beautiful Five Bedroom Detached Period Family Home
- Three Reception Rooms including Snug/Study, Formal Lounge and Large Family Room
- Three Bathrooms including En-Suite to Bedroom one plus Dressing Room
- Detached Two Double Bedroom Annex with Two Bathrooms
- Three Horse Stable Block and Hay Store
- Detached Outbuilding housing Exercise Pool and Gym
- Amazing Views Over Rolling Countryside
- Fantastic Village Location
- Easy Access To Schooling Of All Ages including Haileybury College and St. Edmunds College
- Easy Access to Hertford, Ware and Hoddesdon Train Stations



pc.
PETER CUFFARO
ESTATE AGENTS



- **Entrance Lobby**
16' 9" x 15' 6" (5.11m x 4.72m)
- **Study/Snug**
14' 7" x 12' 10" (4.44m x 3.92m)
- **Living Room**
23' 2" x 13' 0" (7.07m x 3.96m)
- **Family Room**
29' 11" x 18' 6" (9.12m x 5.65m)
- **Kitchen/Breakfast Room**
27' 5" x 16' 0" (8.37m x 4.88m)
- **Utility Room**
14' 8" x 9' 8" (4.48m x 2.95m)
- **Cloakroom**
5' 11" x 4' 2" (1.80m x 1.26m)
- **Bedroom One**
19' 11" x 12' 2" (6.06m x 3.71m)
- **Dressing Room**
12' 7" x 10' 4" (3.84m x 3.16m)
- **En-Suite to Bedroom One**
12' 10" x 6' 1" (3.92m x 1.85m)
- **Bedroom Three**
15' 0" x 13' 1" (4.57m x 4.00m)
- **Bedroom Five**
28' 11" x 8' 3" (8.81m x 2.51m)
- **Family Bathroom**
9' 10" x 8' 0" (3.00m x 2.45m)
- **Bedroom Two**
16' 3" x 15' 4" (4.96m x 4.67m)
- **Bedroom Four**
15' 11" x 11' 9" (4.85m x 3.59m)
- **Shower Room**
9' 7" x 7' 11" (2.91m x 2.41m)
- **Annex**
- **Lounge/Kitchen Diner**
25' 7" x 16' 1" (7.80m x 4.90m)
- **Bedroom One**
16' 1" x 12' 6" (4.90m x 3.82m)
- **Ensuite**
- **Bedroom Two**
16' 5" x 10' 10" (5.00m x 3.31m)
- **Family Bathroom**
- **Gym/Studio**
39' 9" x 13' 0" (12.12m x 3.97m)
- **Stable Bloc**



MONEY LAUNDERING REGULATIONS: Purchasers need to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We endeavour to make our sales particulars accurate/reliable; they are only a guide to the property. Measurements indicated are supplied for guidance only and must be considered incorrect. Please note we have not tested the services or equipment/appliances in this property, we strongly advise prospective buyers to commission their own survey and service reports before finalising an offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE OR REPRESENT FACT OR FORM PART OF ANY OFFER/CONTRACT. THE MATTERS REFERRED TO IN THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS/TENANTS. NEITHER PETER CUFFARO ESTATE AGENTS OR ANY OF ITS EMPLOYEES/AGENTS HAVE AUTHORITY TO MAKE/GIVE ANY REPRESENTATION OR WARRANTY IN RELATION TO THIS PROPERTY.