

242, Hertingfordbury Road, Hertingfordbury
SG14 2LG
Offers In Excess Of £500,000

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242 Hertingfordbury Road, Hertingfordbury, Herts, SG14 2LG

Tucked away in a peaceful and idyllic position at the heart of this highly desirable village, this delightful 2 bedroom semi-detached period cottage offers character, charm, and generous outdoor space. The property features beautifully presented accommodation and boasts 100ft gardens. The ground floor comprises an inviting entrance hall, a characterful living room with log burning fire, and a country style kitchen.. Upstairs, there is a large vaulted bedroom leading through in to a second bedroom perfect as a dressing room, nursery, or guest bedroom. Externally, the cottage enjoys attractive, secluded and mature 100ft gardens. With two useful outbuildings one situated to the rear for storage for hobbies or a work from home room, the second outbuilding has plumbing so could work as a laundry/wash room, and leads in to a studio room which could act as a guest bedroom. A rare opportunity to acquire a period home in a truly special setting. Viewing is highly recommended.

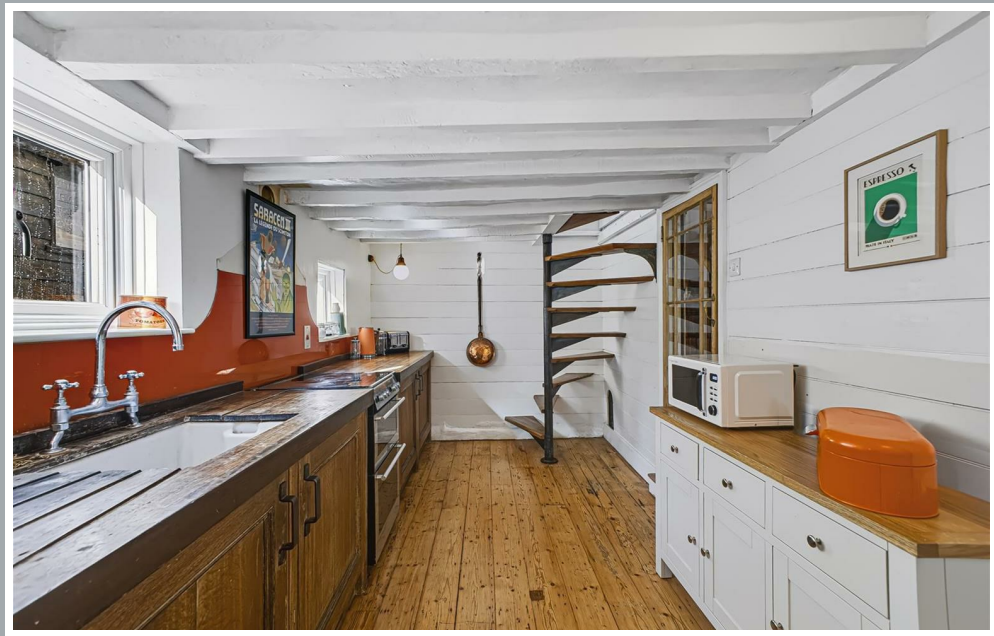
Occupying an enviable position in the heart of this highly sought after village on the western outskirts of Hertford, the property is only a short distance (1.1 miles) from Hertford North mainline station which serves London's Moorgate and Hertford town centre is less than 2.0 miles away. The village of Hertingfordbury benefits from an active community with facilities including a cricket green, tennis courts and a highly acclaimed newly refurbished village pub, The White Horse.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY







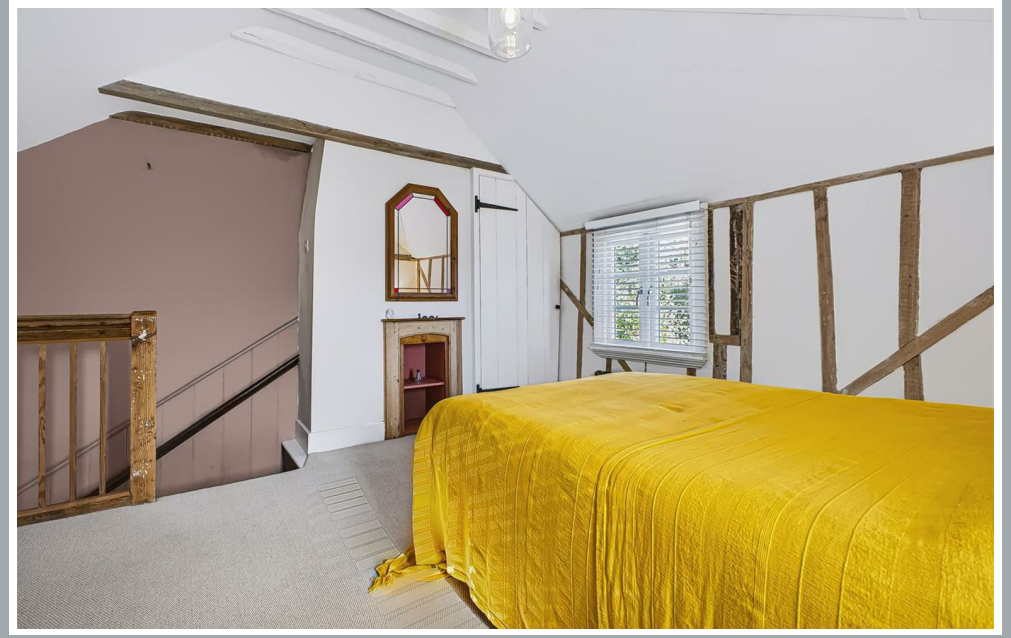


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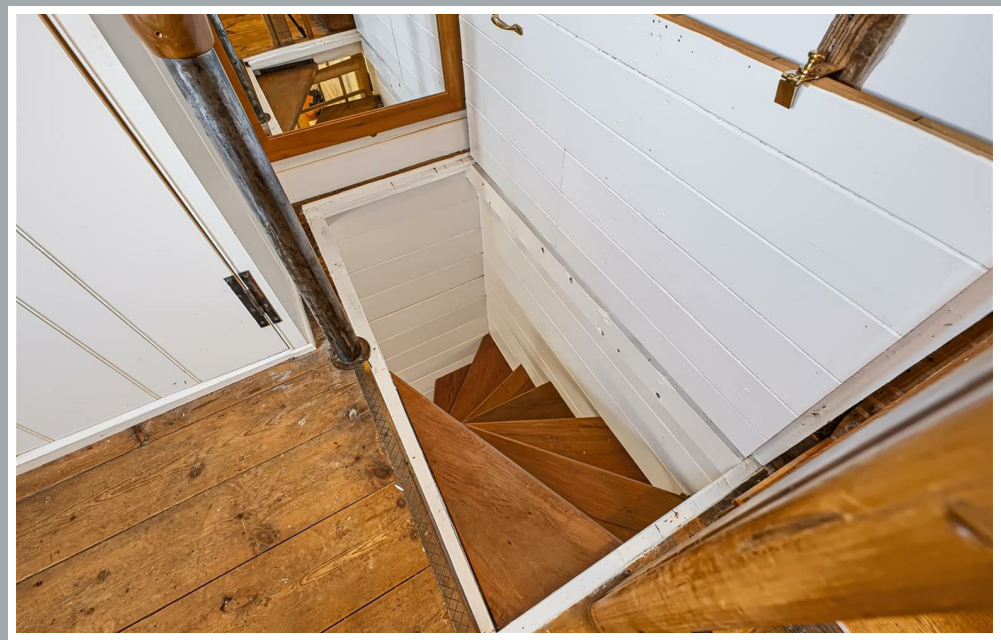




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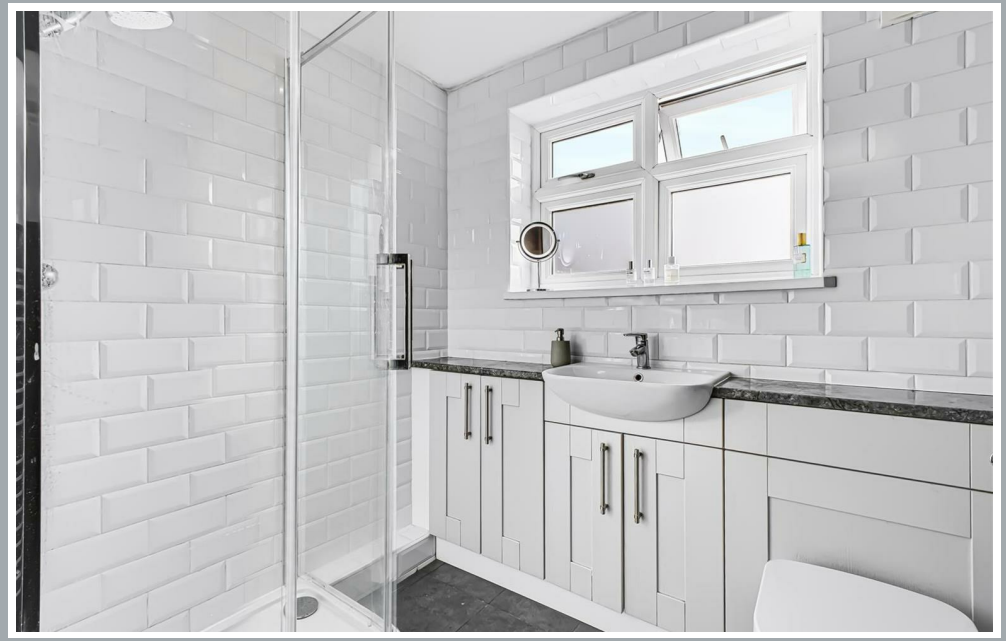




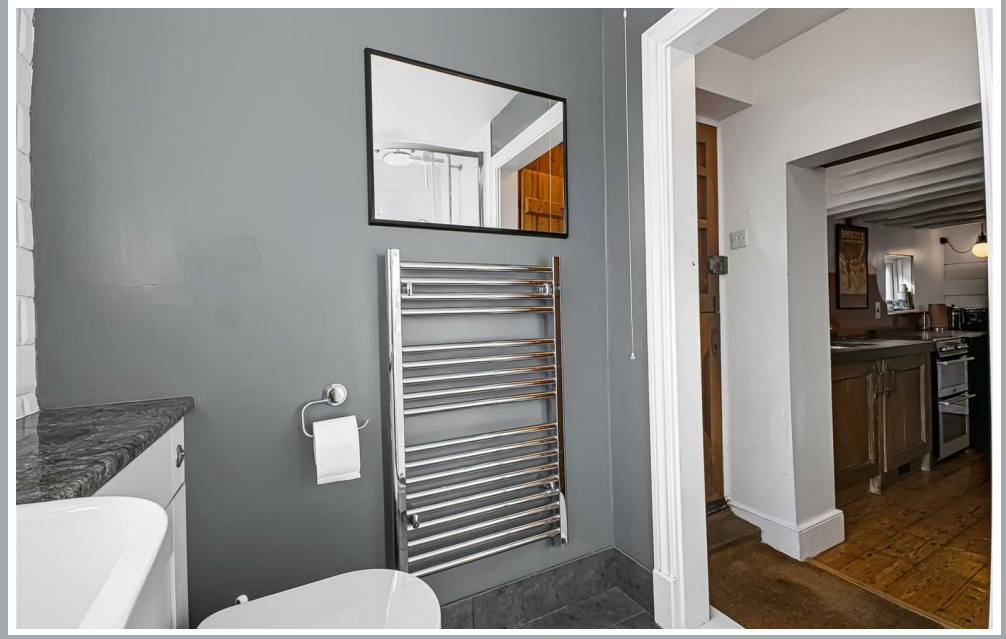


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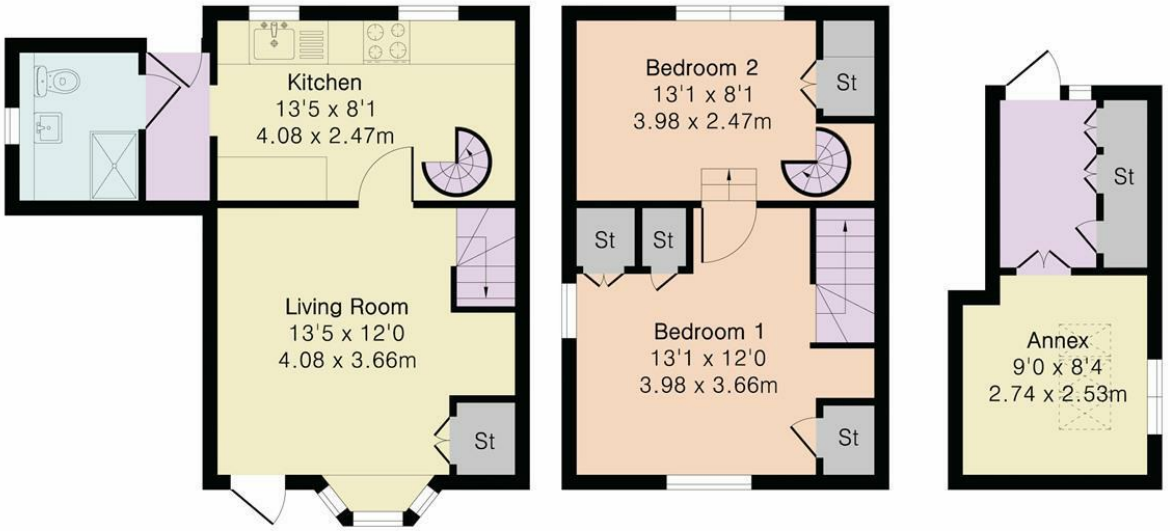
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Approximate Gross Internal Area 738 sq ft - 68 sq m

Ground Floor Area 339 sq ft – 31 sq m

First Floor Area 274 sq ft – 25 sq m

Annexe Area 125 sq ft – 12 sq m



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.

Steven Oates

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