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2 Harlings

Hertford Heath, SG13 7PQ

Price Guide £900,000

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Hertford Heath, SG13 7PQ

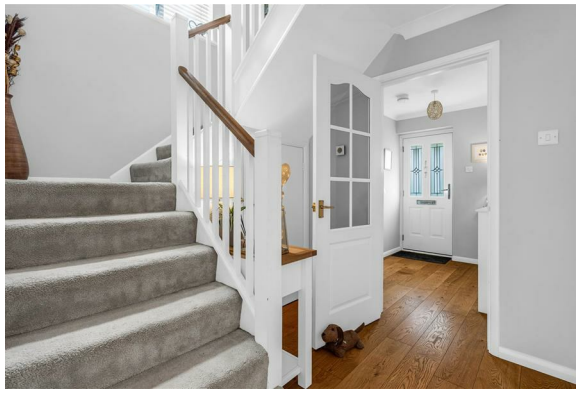
An impressive and substantially extended detached family home, situated in the popular village of Hertford Heath, within easy reach of both Hertford and Hoddesdon. Offering approximately 2,032 sq ft of versatile accommodation arranged over three floors, the property provides an excellent balance of generous living space, multiple reception areas and five bedrooms.

The ground floor is particularly well suited to modern family life, with a spacious living room, separate snug and a superb open-plan kitchen/dining area opening directly onto the rear garden. A standout feature is the attractive family room, with its vaulted ceiling, exposed timber detailing, rooflights and extensive glazing creating a bright and inviting additional reception space. A useful utility/storage area and ground-floor WC complete the accommodation on this level.

Four bedrooms and the family bathroom are arranged across the first floor, while the second floor is dedicated to an impressive principal bedroom measuring approximately 17'1" x 13'0", complemented by a contemporary en-suite shower room and useful fitted storage.

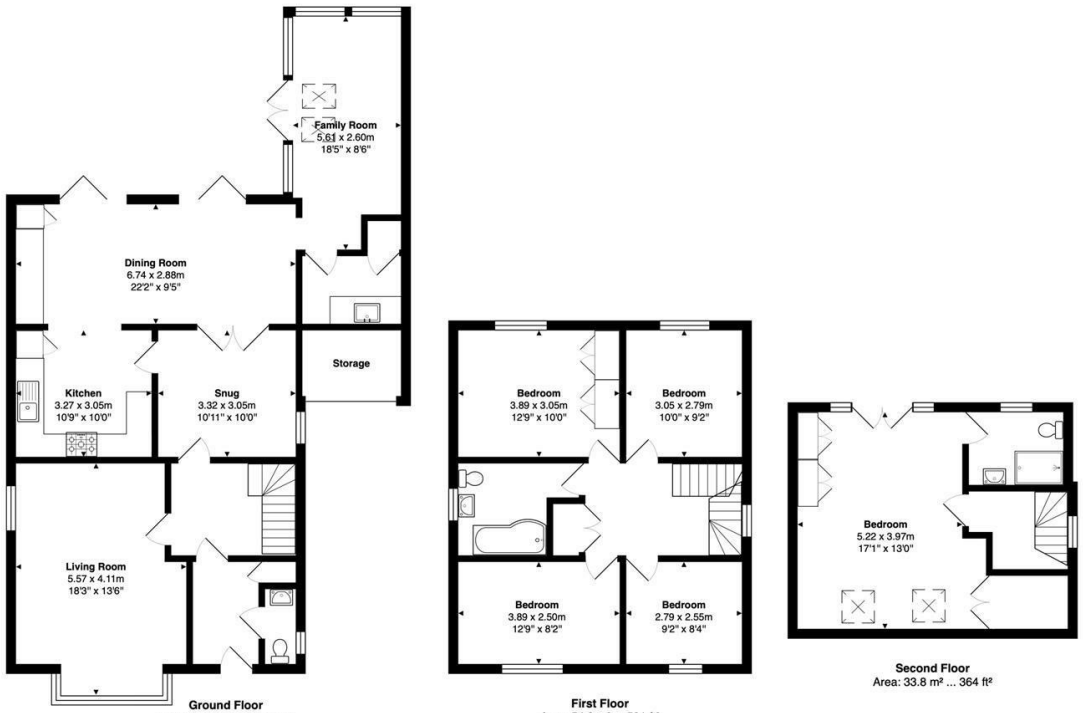
Outside, the property enjoys a private, low-maintenance rear garden with a generous paved terrace and established boundary screening, providing an excellent setting for outdoor dining and entertaining. To the front there is off-road parking, together with the added benefit of a garage.

Located in the sought-after village of Hertford Heath, the property combines a village setting with convenient access to the wider amenities, schools and transport connections available in nearby Hertford and Hoddesdon. With its generous proportions, flexible accommodation and excellent entertaining spaces, this is a superb family home offering over 2,000 sq ft of accommodation.



- Substantial detached family home in sought-after Hertford Heath
- Approximately 2,032 sq ft of versatile accommodation
- Five well-proportioned bedrooms arranged over two upper floors
- Impressive principal bedroom with contemporary en-suite shower room
- Spacious living room plus separate snug/reception room
- Generous open-plan kitchen and dining area overlooking the garden
- Stunning additional family room with vaulted ceiling and extensive glazing
- Private, low-maintenance rear garden with large entertaining terrace
- Garage and off-road parking to the front
- -Desirable village location with convenient access to Hertford and Hoddesdon

Floor Plan



Total Area: 188.8 m² ... 2032 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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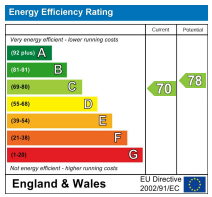
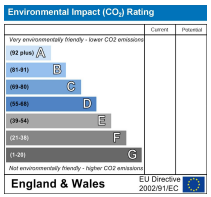
Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph





Tenure
Freehold

Council Tax Band:
F

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