



Station House, St Marys Lane, Hertingfordbury

SG14 2LF

Guide Price £1,250,000



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## Station House St Marys Lane, Hertingfordbury, Herts, SG14 2LF

A spacious and detached Victorian home set in mature plot of approximately 1.2 acre in the heart of this highly sought after village. The property benefits from generous proportioned accommodation, which comprises of a spacious entrance hall with guest wc, a large dining room, living room, play room/bedroom 4, kitchen/diner and large utility room on the ground floor. On the first floor, there are 3 double bedrooms, a family bathroom and en-suite shower. Externally, the property is approached by a long gravel driveway providing excellent parking with the rear gardens predominantly lawned with mature borders, which extends in a more natural garden space to the rear. The property directly adjoins the Cole Green Way footpath which provides excellent country walks leading to Hertford and neighbouring villages.

The property is situated within one of the area's highly regarded villages on the edge of Hertford. With Hertford North mainline station serving London's Moorgate and Kings Cross only 1.4 miles away, the property is ideal for the commuter looking for a tranquil retreat, yet convenient for all amenities.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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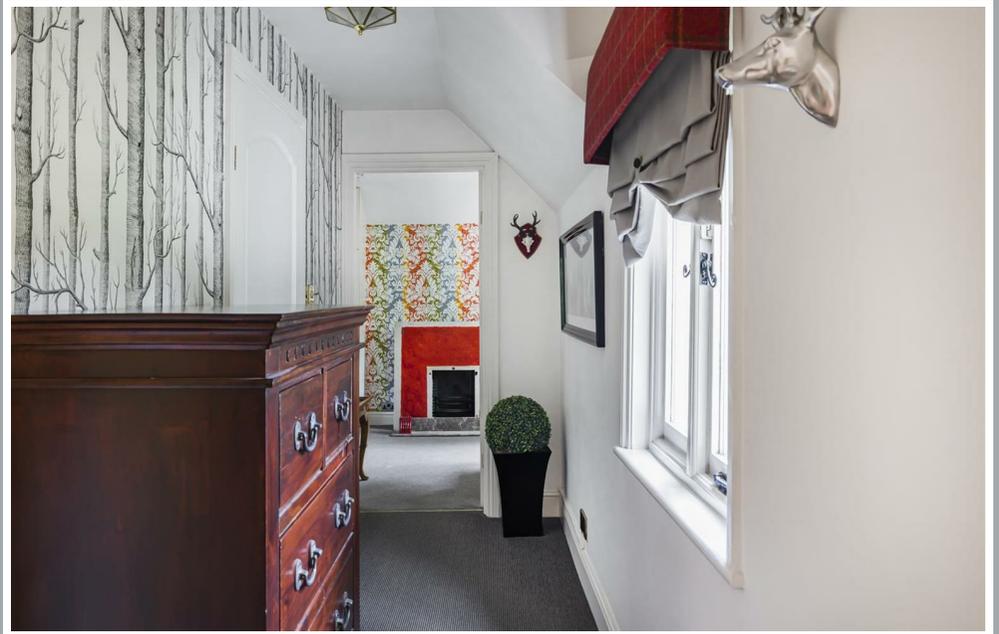
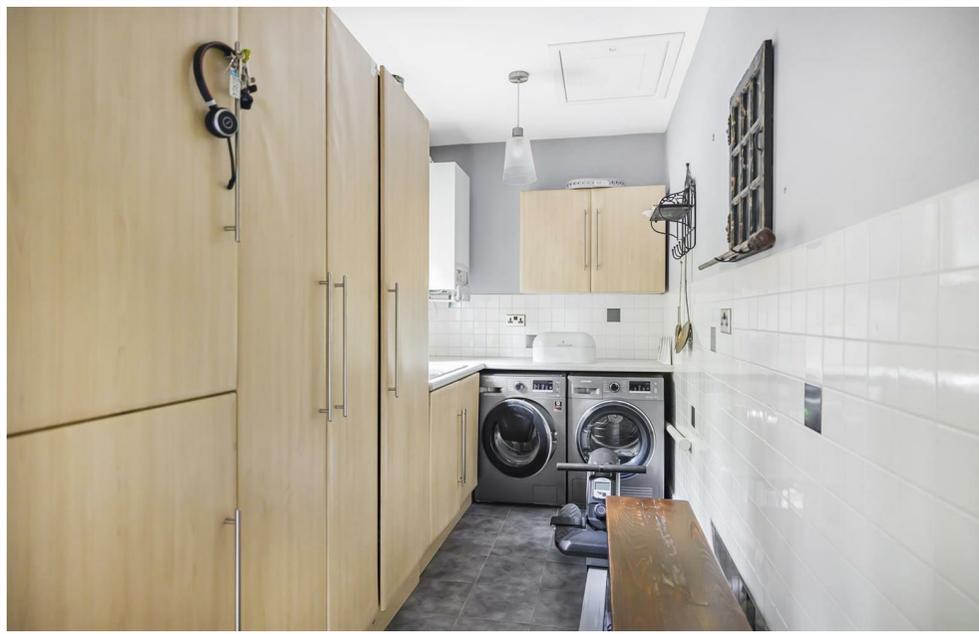


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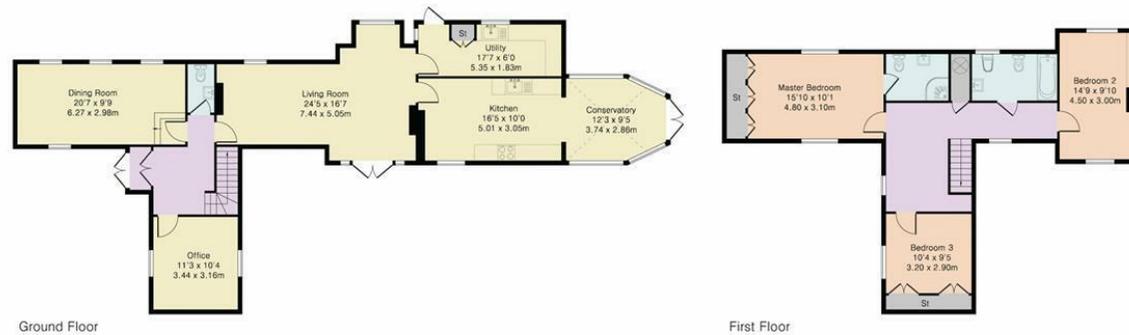


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Approximate Gross Internal Area 2112 sq ft – 196 sq m  
Ground Floor Area 1167 sq ft – 108 sq m  
First Floor Area 945 sq ft – 88 sq m



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.



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