



London Road, Hertford Heath, Hertford, SG13 7RH

Welcome to London Road, Hertford Heath Hertford

From the moment you arrive, the property makes an excellent first impression with its spacious block-paved driveway, garage and electric vehicle charging point. Inside, a bright and welcoming entrance hall sets the tone for the stylish accommodation that follows. The true heart of the home is the magnificent open-plan kitchen, dining and family room. Expertly designed with bespoke cabinetry, granite worktops and a range of integrated appliances, this impressive space has been created with modern family living in mind. French doors open onto the rear garden, allowing natural light to flood in and creating a seamless connection between the indoor and outdoor living spaces. A separate utility room provides valuable additional storage and practicality. The elegant living room offers a warm and inviting space to relax, centred around an attractive feature fireplace, while a separate snug provides flexibility as a playroom, home office or cosy second sitting room. The first floor continues to impress with a spacious principal bedroom enjoying fitted wardrobes, delightful views across the rear garden and a contemporary en-suite shower room. Three further well-proportioned bedrooms, a dedicated study and a modern family bathroom provide excellent accommodation for growing families or those working from home. Outside, the beautifully maintained west-facing garden offers a wonderful setting for entertaining and everyday family life.



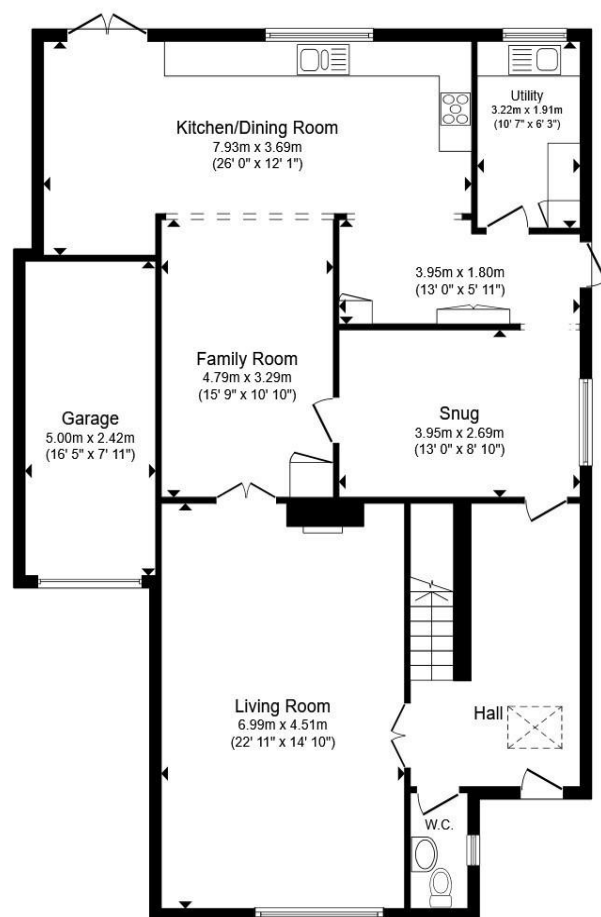
-Accommodation Overview-

London Road:

Perfectly positioned within walking distance of Hertford Heath's picturesque village green, local amenities and popular pubs, the property also enjoys easy access to Hertford and Ware, both offering excellent shopping, restaurants and highly regarded schools. For commuters, superb rail links provide direct access into London, making this an ideal location for those seeking the best of both village and town living.

Offering generous living space, high-quality finishes throughout and an enviable village setting, this is a truly exceptional family home ready to be enjoyed for many years to come.

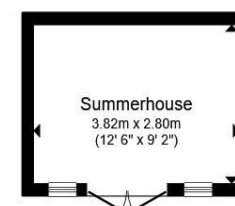
Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Outbuilding

Total floor area 232.1 m² (2,499 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

London Road, Hertford Heath Hertford

- A Beautifully Presented Four-Bedroom DETACHED Family Home
- Sought After Location Of Hertford Heath
- Open Plan Kitchen / Dining Room
- En-Suite Shower Room & Family Bathroom
- A Beautifully Presented Rear Garden

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Guide Price

£900,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108380



Property Ref:
HFD108380 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire, SG14 1ER



williamhbrown.co.uk