



2 Thrift Cottages, Brickendon Lane, Hertford
SG13 8NR

Guide Price £875,000



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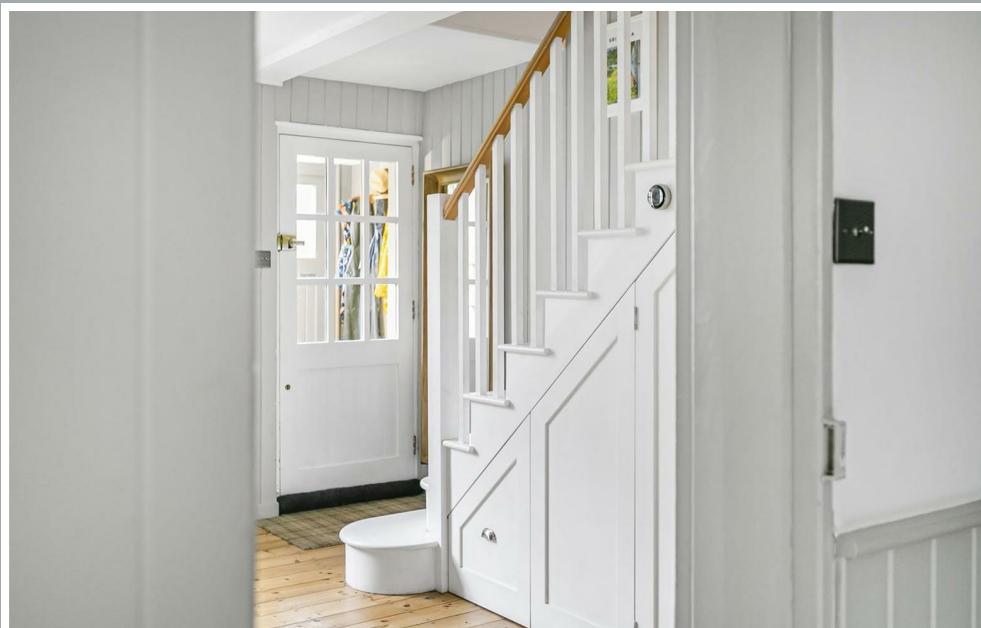
2 Thrift Cottages Brickendon Lane, Brickendon, Hertford, SG13 8NR

A beautifully presented and extended character family home located in an ideal position between both the desirable village of Brickendon and Hertford itself. The Stylish accommodation comprises of an entrance hall, living room with open fire, additional rear sitting room with log burner, large kitchen/diner with a separate utility room and downstairs wc. On the first floor, there are 2 good size bedrooms and a family bathroom, whilst on the second floor, there is another double bedroom with a large en-suite bathroom. Externally, the property is approached by a driveway providing ample parking. The rear garden has been professionally landscaped and enjoys a sunny aspect, in addition to a substantial, high end outbuilding comprising of a large studio/home office and a large garden store. Internal viewing is highly recommended!

The property is situated within this semi-rural position on the southern edge of Hertford itself with Brickendon village green only 1.3 miles away and Hertford town centre only 2 miles. The nearby stations of Bayford and Hertford North are only a short drive away making this the perfect commuters country retreat.



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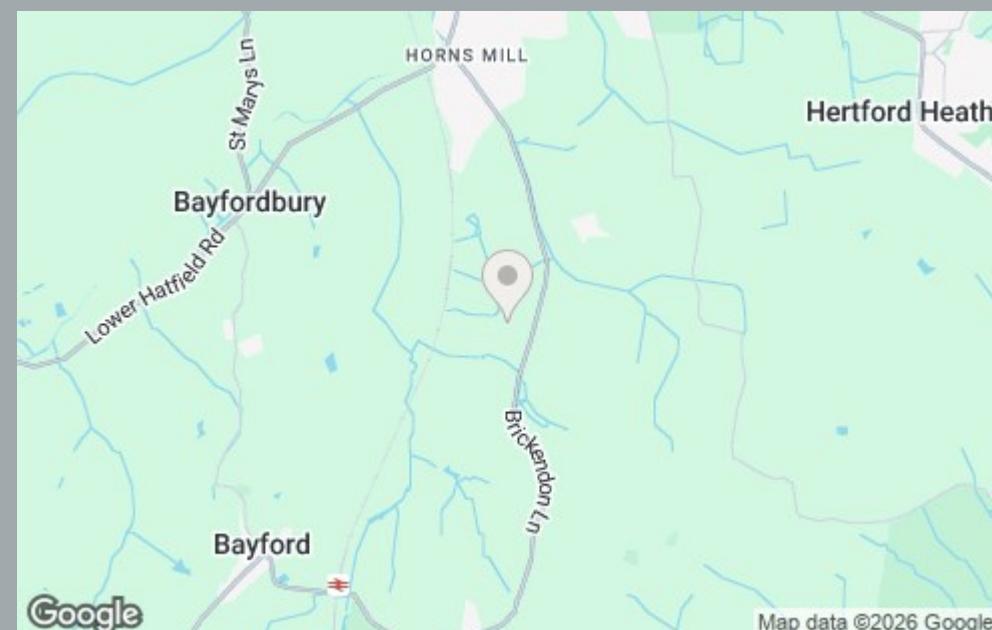


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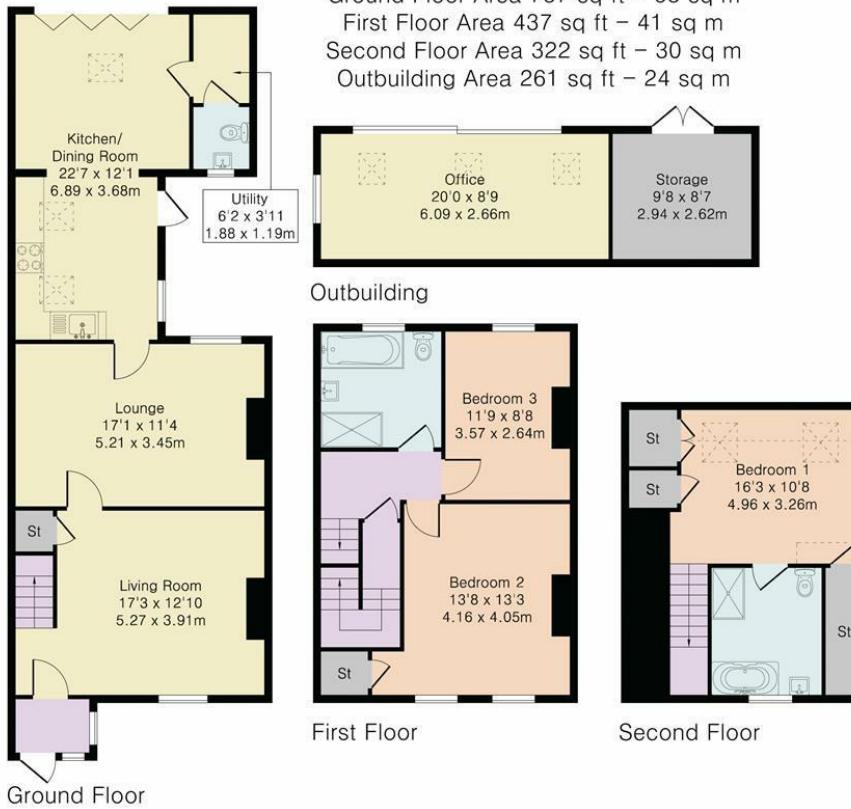
Approximate Gross Internal Area 1757 sq ft - 163 sq m

Ground Floor Area 737 sq ft - 68 sq m

First Floor Area 437 sq ft - 41 sq m

Second Floor Area 322 sq ft - 30 sq m

Outbuilding Area 261 sq ft - 24 sq m



PINK PLAN

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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