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moving experience



6 Woodland Road

Hertford Heath, SG13 7QG

Price Guide £385,000



## 6 Woodland Road

Hertford Heath, SG13 7QG

**SOLD BY SHEPHERDS - Three Bedroom Terraced House Requiring Full Refurbishment Throughout – Hertford Heath**

A fantastic opportunity to acquire this three bedroom older style terraced house situated within the highly regarded and popular village of Hertford Heath, conveniently located close to the local shop, primary school and village amenities. The property also benefits from excellent access to both Hertford and Hoddesdon, each offering a mainline railway station and a wider range of shopping and leisure facilities.

Now requiring full refurbishment and modernisation throughout, this home presents an ideal project for buyers looking to create their dream family home or investment property, with excellent potential to improve and possibly extend (subject to planning permission).

The accommodation includes a kitchen, utility room, ground floor bathroom and a separate downstairs cloakroom, with three bedrooms arranged over the upper floor.

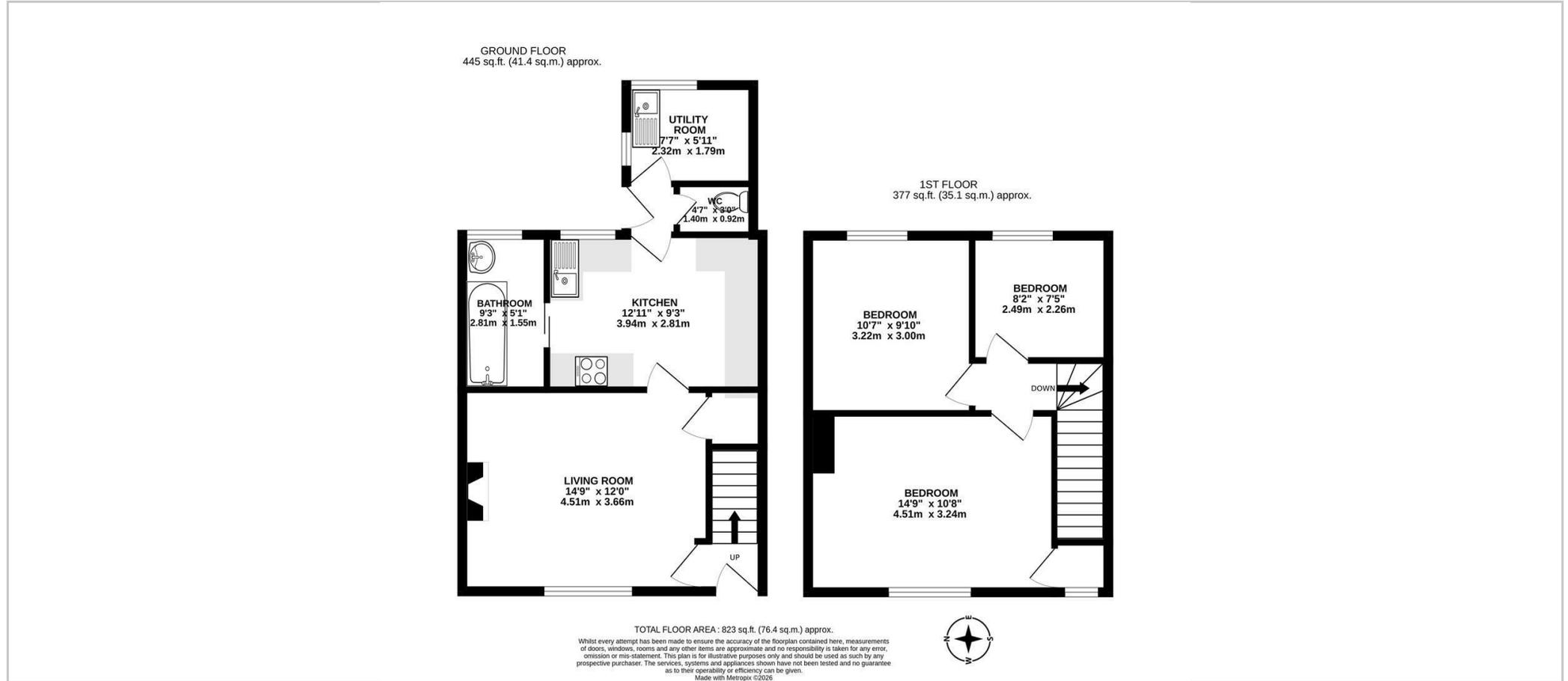
Externally, the property enjoys a large rear garden with a mature outlook, offering a superb outdoor space with huge potential. To the front, there is a driveway providing off-street parking.

Offered chain free, this is an exciting renovation opportunity in a sought-after village location and early viewing is highly recommended.



- Three bedroom older style terraced house in the popular village of Hertford Heath
- Convenient for local shop, primary school and village amenities
- Easy access to Hertford and Hoddesdon with mainline train stations
- Full refurbishment and renovation required throughout offering fantastic potential
- Large mature rear garden plus driveway providing off-street parking
- Scope to extend (subject to planning) and offered chain free

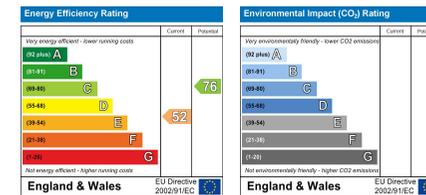
## Floor Plan



## 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



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