

London Road,Hertford Heath Hertford SG13 7PN

william h brown

Welcome to London Road, Hertford Heath, Hertford

A spacious and well-appointed four-bedroom family home arranged over three floors, ideally situated within the sought-after village of Hertford Heath. Offering versatile living accommodation, generous bedroom proportions and a desirable south-west facing rear garden, this impressive property is perfectly suited to modern family living. The accommodation comprises a welcoming entrance hall, ground floor cloakroom, useful study/snug room and an impressive open-plan lounge/dining room, providing an ideal space for entertaining and family gatherings. The fitted kitchen offers a practical and functional space for everyday living, while the garage has been thoughtfully utilised to provide valuable utility and storage facilities. The principal bedroom is a particular highlight, benefiting from a spacious four-piece en-suite bathroom with bath and separate shower, together with a walk-in dressing area. Three further bedrooms are complemented by a fully tiled family bathroom.













-Accommodation Overview-

Entrance Hall

Study / Office

Downstairs Cloakroom

Living Room

Dining Room

Breakfast Room

Kitchen

-First Floor Landing-

Bedroom One

En-Suite

Bedroom Three

Bedroom Four

Bathroom

-Second Floor-

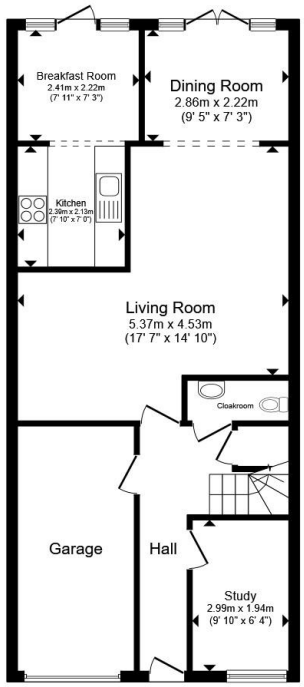
Bedroom Two

-Exterior-

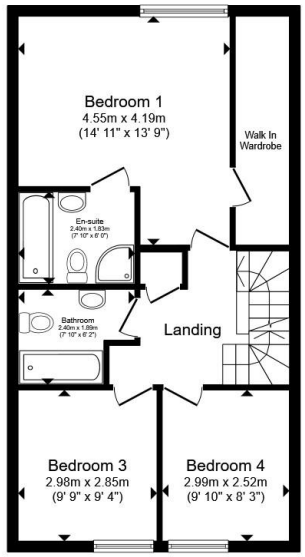
Garage

Rear Garden

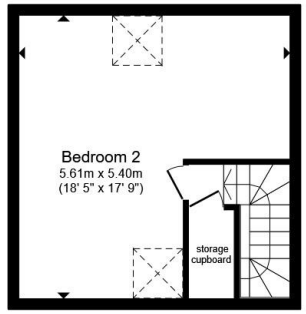
Agent Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Second Floor

Total floor area 154.0 m² (1,658 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

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Welcome to

London Road, Hertford Heath Hertford

- SPACIOUS FOUR-BEDROOM FAMILY HOME ARRANGED OVER THREE FLOORS
- GROUND FLOOR CLOAKROOM
- GARAGE/UTILITY ROOM
- OPEN PLAN LOUNGE/DINING ROOM/FITTED KITCHEN
- SEPARATE STUDY/OFFICE ON GROUND FLOOR

Tenure: Freehold
EPC Rating: C
Council Tax Band: D

Offers over

£600,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HFD108403 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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