

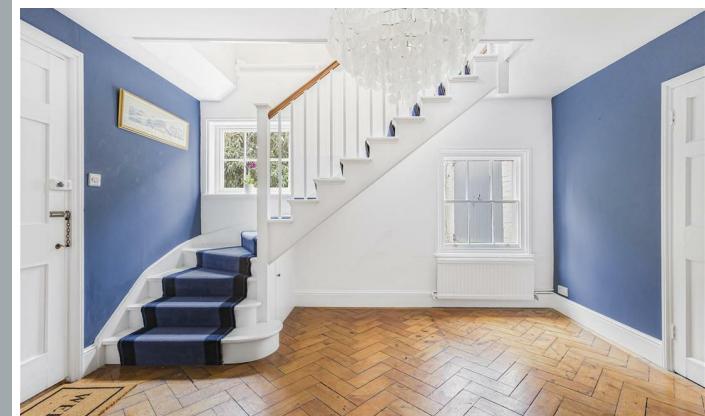


The Hill, Hertingfordbury Road, Hertingfordbury  
SG14 2LG

Price Guide £2,100,000



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## The Hill Hertingfordbury Road, Hertingfordbury, Hertfordshire, SG14 2LG

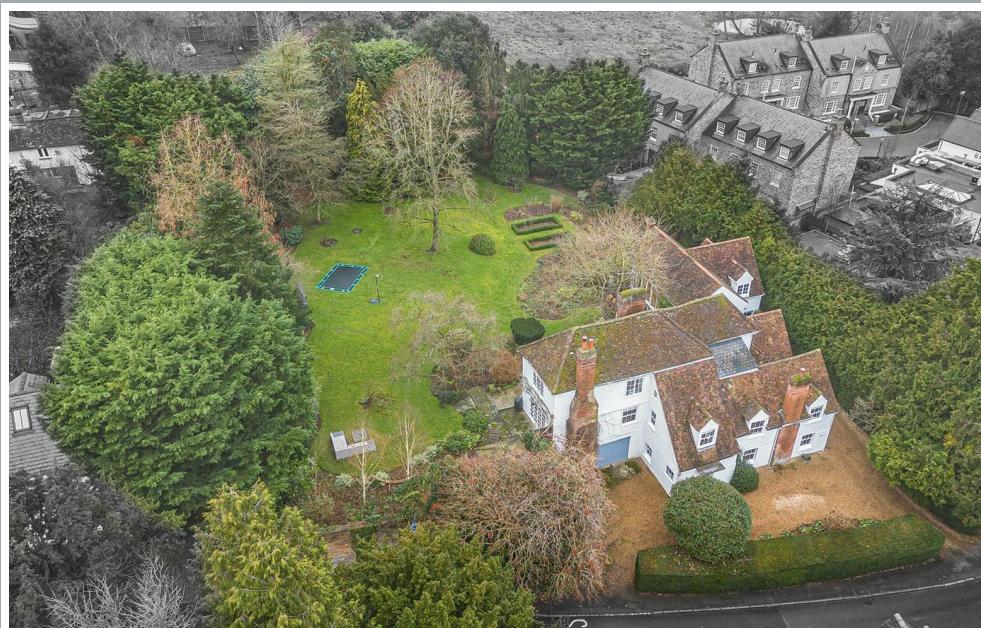
This exquisite period detached home is located in the centre of the prime village of Hertingfordbury offering beautifully appointed, light & airy accommodation offering the perfect blend of modern living with a wealth of character and charm. The flexible accommodation which expands to 4660 sqft includes 3 principal reception rooms, a beautifully fitted kitchen/dining room and gymnasium. There are 5 bedrooms, along with 3 bathrooms. In addition to the main accommodation a large portion of the lower ground floor is currently separated into a spacious and recently refurbished self contained annexe comprising of a large bedroom, living room, kitchen/breakfast room and large shower room.

Externally, there is a carriage driveway providing ample parking which also leads to a large double garage. The gardens are beautifully stocked with mature planting and enjoys a sunny south westerly aspect.

Occupying an enviable position in the heart of this highly sought after village on the western outskirts of Hertford, the property is only a short distance (1.1 miles) from Hertford North mainline station which serves London's Moorgate and Hertford town centre is less than 2.0 miles away. The village of Hertingfordbury benefits from an active community with facilities including a cricket green, tennis courts and a highly acclaimed newly refurbished village pub, The White Horse.



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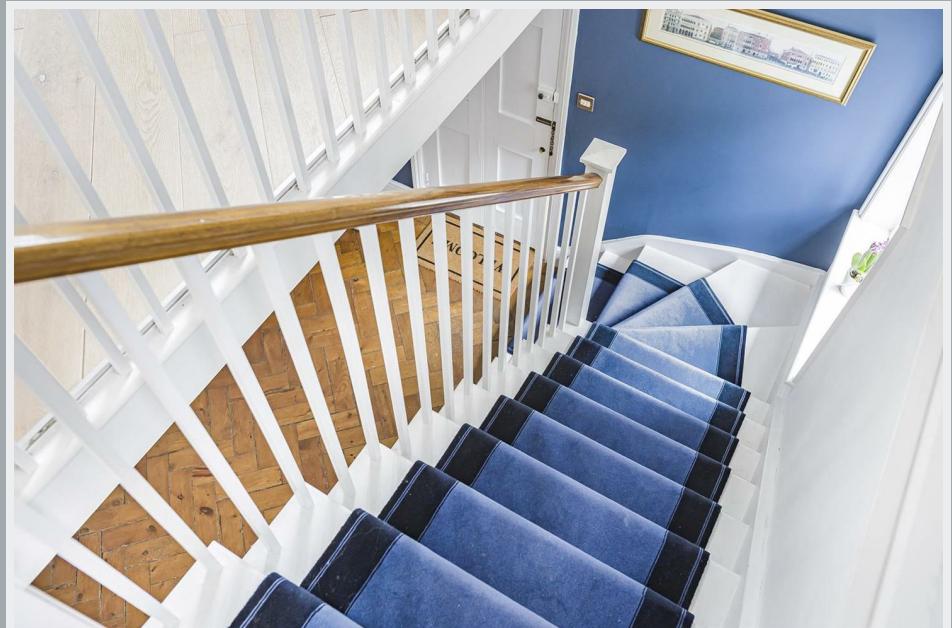


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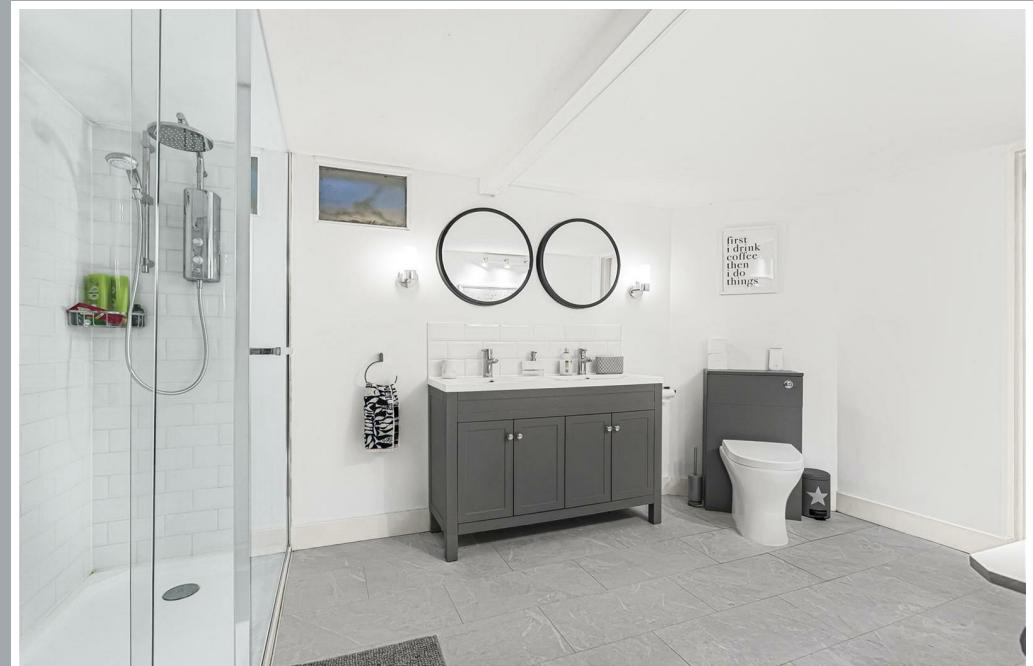
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**Approximate Gross Internal Area 4692 sq ft - 436 sq m**

Ground Floor Area 1684 sq ft - 156 sq m

First Floor Area 2126 sq ft - 197 sq m

Second Floor Area 882 sq ft - 83 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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