

Brickendon Lane, Hertford
SG13 8NX
Price Guide £1,185,000

stevenoates.com







Toad Cottage, Brickendon Lane, Brickendon, Hertford, SG13 8NX

An exceptional 5 bedroom semi-detached Edwardian family home, which has been sympathetically extended and renovated to a high standard located in one of Hertford's most sought after village. The stylish accommodation comprises of an entrance hall with downstairs wc, 2 main living rooms, a spacious family sized kitchen, home office and a utility and dog/boot room on the ground floor. On the first floor, there are 3 good size bedrooms including a main bedroom with dressing room & en-suite, whilst there is also a family bathroom on the first floor. On the second floor, there are 2 additional bedrooms. Externally, the property is approached by a good size gravel driveway providing ample parking and a good size gardens which directly adjoining open countryside. The property is offered chain free.

Toad Cottage is located in an enviable location within the highly sought after village of Brickendon on the southern outskirts of Hertford itself, backing onto beautiful countryside providing a idyllic backdrop to the house and gardens. The village of Brickendon offers a thriving community with a popular village pub, The Farmer's Boy, Brickendon Grange Golf Club and is only a short distance from Bayford mainline train station which has direct services to London's Moorgate. Hertford sits just 2 miles away and offers a wide choice of shop, restaurants and leisure facilities, along with excellent schooling for all ages.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



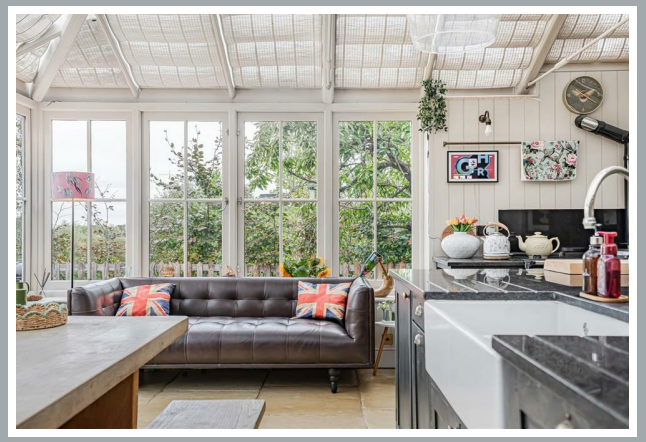






70 Fore Street, Hertford, Hertfordshire, SG14 1BY







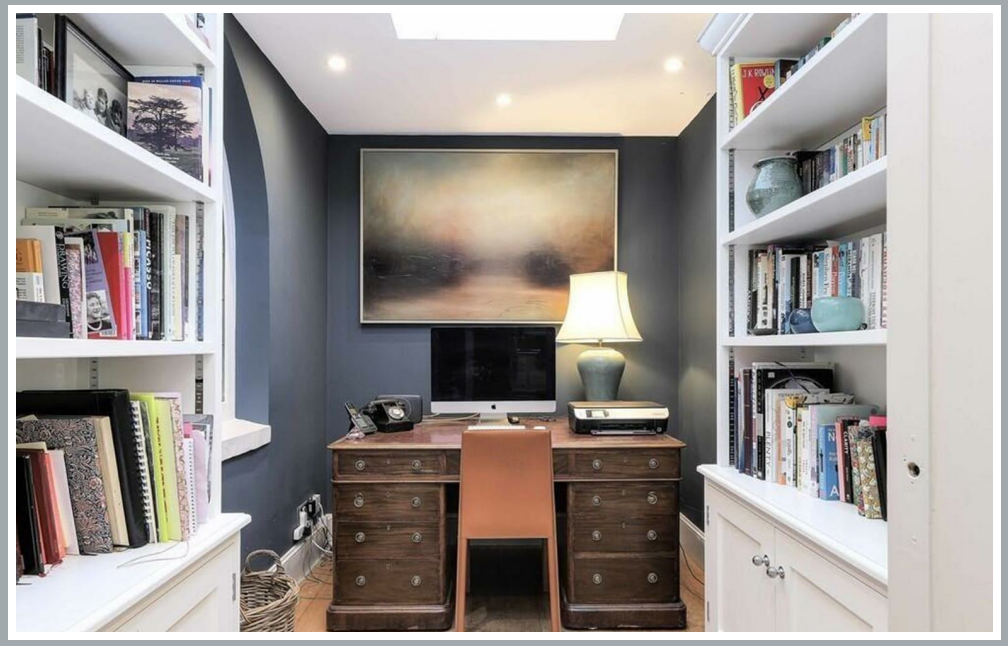




70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





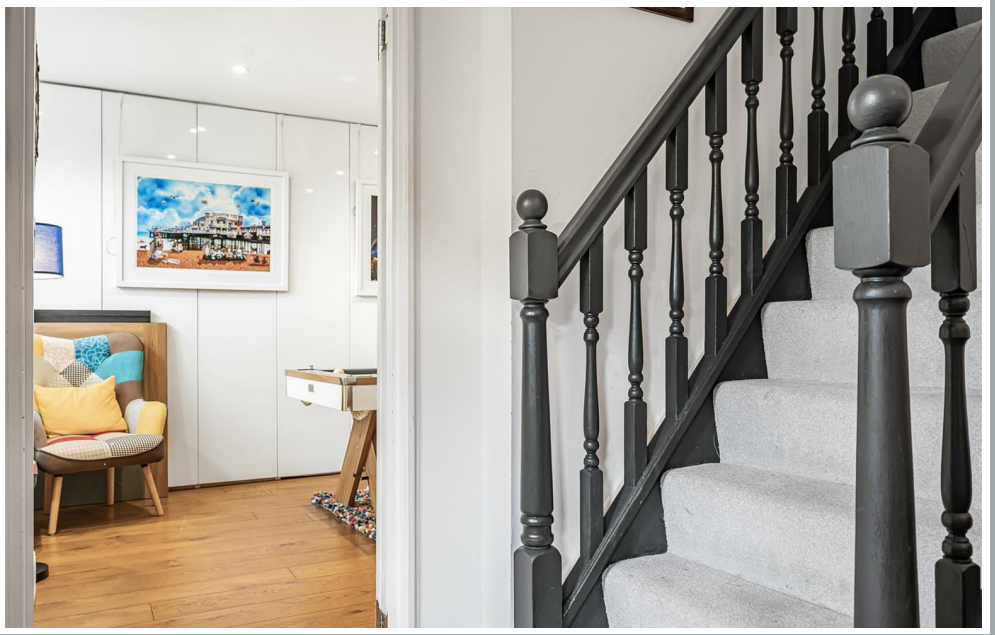




70 Fore Street, Hertford, Hertfordshire, SG14 1BY









70 Fore Street, Hertford, Hertfordshire, SG14 1BY







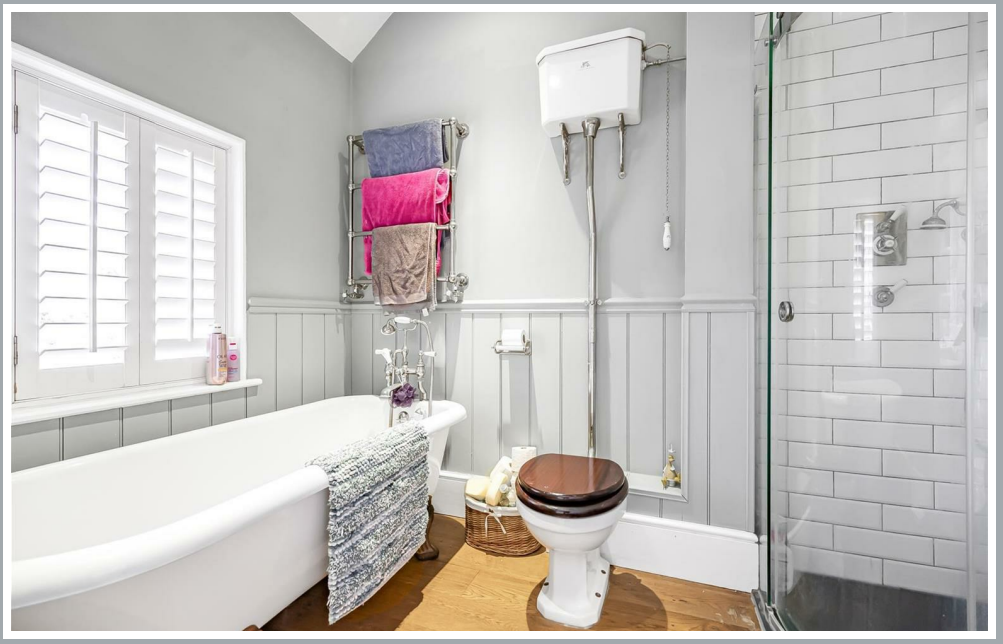




70 Fore Street, Hertford, Hertfordshire, SG14 1BY









70 Fore Street, Hertford, Hertfordshire, SG14 1BY









70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 2573 sq ft - 239 sq m

Ground Floor Area 1478 sq ft – 137 sq m

First Floor Area 767 sq ft – 71 sq m

Second Floor Area 328 sq ft – 31 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

Steven Oates

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.

stevenoates.com