



32, High Road, Waterford

SG14 2PR

Price Guide £1,250,000



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32 High Road, Waterford, Herts, SG14 2PR

VICTORIAN HOME IN 1.5 ACRES WITH YARD AND BUILDING PLOT - A rare opportunity to purchase this charming and extended 4 bedroom Victorian character home set within a beautiful gardens of 1.5 acres. The spacious accommodation comprises of an entrance hall with guest wc, 4 main reception rooms, a large extended kitchen/diner, utility room and a downstairs bathroom. On the first floor there are 4 bedrooms, a family bathroom and en-suite to the main bedroom. Externally, there are generous grounds of 1.5 acres which directly adjoin a quiet section of the River Beane and Waterford Marsh beyond and also includes a large commercial yard with large outbuilding and planning permission previously granted for an additional detached house within the plot (planning ref: 3/22/2126/FUL) . For further information please call our office.

This superb family home is situated in the highly sought-after village of Waterford, located on the northern outskirts of Hertford. The area is well served by a selection of excellent private and state schools, making it ideal for families. Hertford North mainline station is just 1.4 miles away, offering direct services to London's Moorgate, perfect for commuters.



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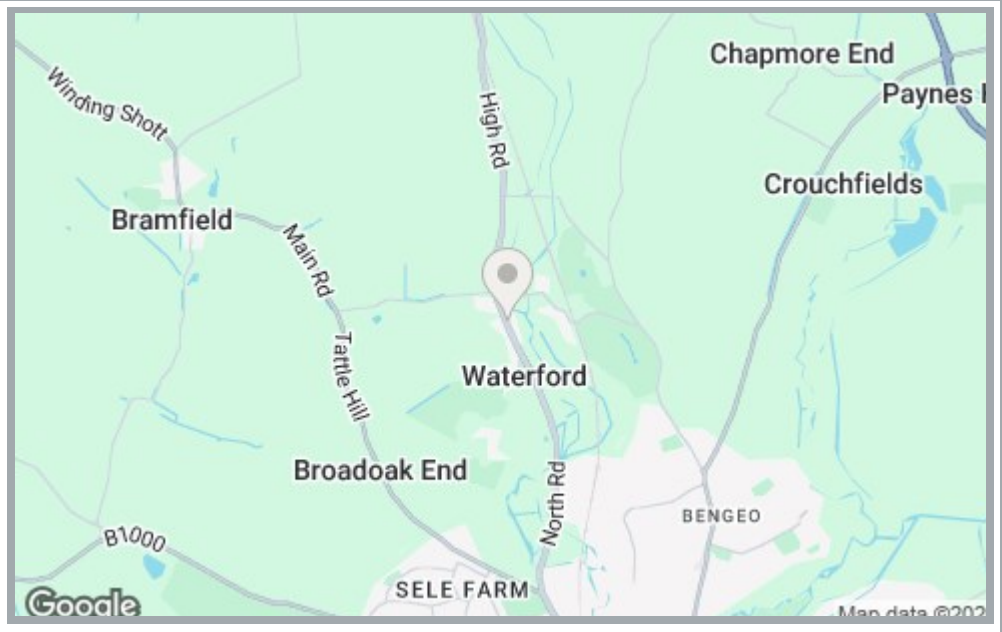


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**Approximate Gross Internal Area 2087 sq ft - 194 sq m
(Excluding Outbuilding)**

Ground Floor Area 1392 sq ft – 129 sq m

First Floor Area 695 sq ft – 65 sq m

Outbuilding Area 549 sq ft – 51 sq m



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.



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