Howe Green, Hertford, SG13 8LH

Price: £1,895,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
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A truly charming and rarely available 17th Century Grade II Listed family home, occupying an idyllic position on a sought-after private road, overlooking a picturesque pond. Set within approximately 0.35 acres of beautiful south-facing gardens, this impressive detached home combines period character, generous accommodation and superb additional facilities.

- 17TH CENTURY GRADE 11 LISTED DETACHED FAMILY HOME WITH ELECTRIC GATES AND PRIVATE DRIVEWAY
- 4/5 BEDROOMS, THREE RECEPTION ROOMS AND THREE BATHROOMS
- SPACIOUS ENTRANCE HALL, TWO GROUND-FLOOR CLOAKROOMS AND CONSERVATORY/ORANGERY
- FAMILY ROOM/BEDROOM OFFERING FLEXIBLE ACCOMMODATION
- SPACIOUS FIRST-FLOOR LANDING LEADING TO FOUR BEDROOMS, INCLUDING TWO EN-SUITES AND A SEPARATE FAMILY BATHROOM
- DOUBLE GARAGE WITH ADJOINING OFFICE/STUDIO AND LOFT SPACE ABOVE
- SEPARATE GYM, POTTING SHED AND GREENHOUSE
- 0.35 ACRE SOUTH-FACING PLOT WITH BEAUTIFUL WRAP-AROUND GARDENS
- SOUGHT-AFTER PRIVATE ROAD OVERLOOKING A PICTURESQUE POND, WITH DELIGHTFUL VIEWS

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FEATURES

DESCRIPTION
Approached via electric gates, the property benefits from a private driveway and double garage, with an adjoining office/studio. Further outbuildings include a separate gym, potting shed and greenhouse. The well-proportioned accommodation comprises an inviting entrance hall, two ground-floor cloakrooms, three reception rooms, a family room/bedroom and a lovely conservatory/orangery. Upstairs, a spacious landing leads to four bedrooms, including two en-suites and family bathroom. The beautiful wrap-around gardens are a particular feature of this lovely home, offering privacy, space and delightful views across the picturesque pond. Ideally positioned between the historic market town of Hertford, offering an excellent selection of shops, restaurants, bars and nightlife, and Hatfield. An internal viewing is highly recommended to fully appreciate the character, space and exceptional setting this wonderful home has to offer

ACCOMMODATION
GROUND FLOOR
ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
CONSERVATORY
BREAKFAST ROOM
KITCHEN
UTILITY ROOM
GROUND FLOOR CLOAKROOM
STUDY/BEDROOM - with En-Suite wc

FIRST FLOOR
4 BEDROOMS - two with En-Suites
FAMILY BATHROOM

WRAP AROUND GARDEN
GYM
OFFICE
DOUBLE GARAGE
GREEN HOUSE
POTTING SHED
PRIVATE DRIVEWAY- with electric gates

LOCATION
Howe Green is a turning off Lower Hertford Road (B158). This is the third house on the left as you enter Howe Green. Ideally positioned between the historic market town of Hertford, offering an excellent selection of shops, restaurants, bars and nightlife, and Hatfield. The area benefits from convenient rail connections, with Hertford's two railway stations providing services into London, while nearby Hatfield station offers fast connections to Finsbury Park and London King's Cross

SERVICES
Oil Central Heating
Council Tax Band G

LOCAL AUTHORITY
East Hertfordshire

VIEWING
STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS
None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any of the equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £50 plus vat per person

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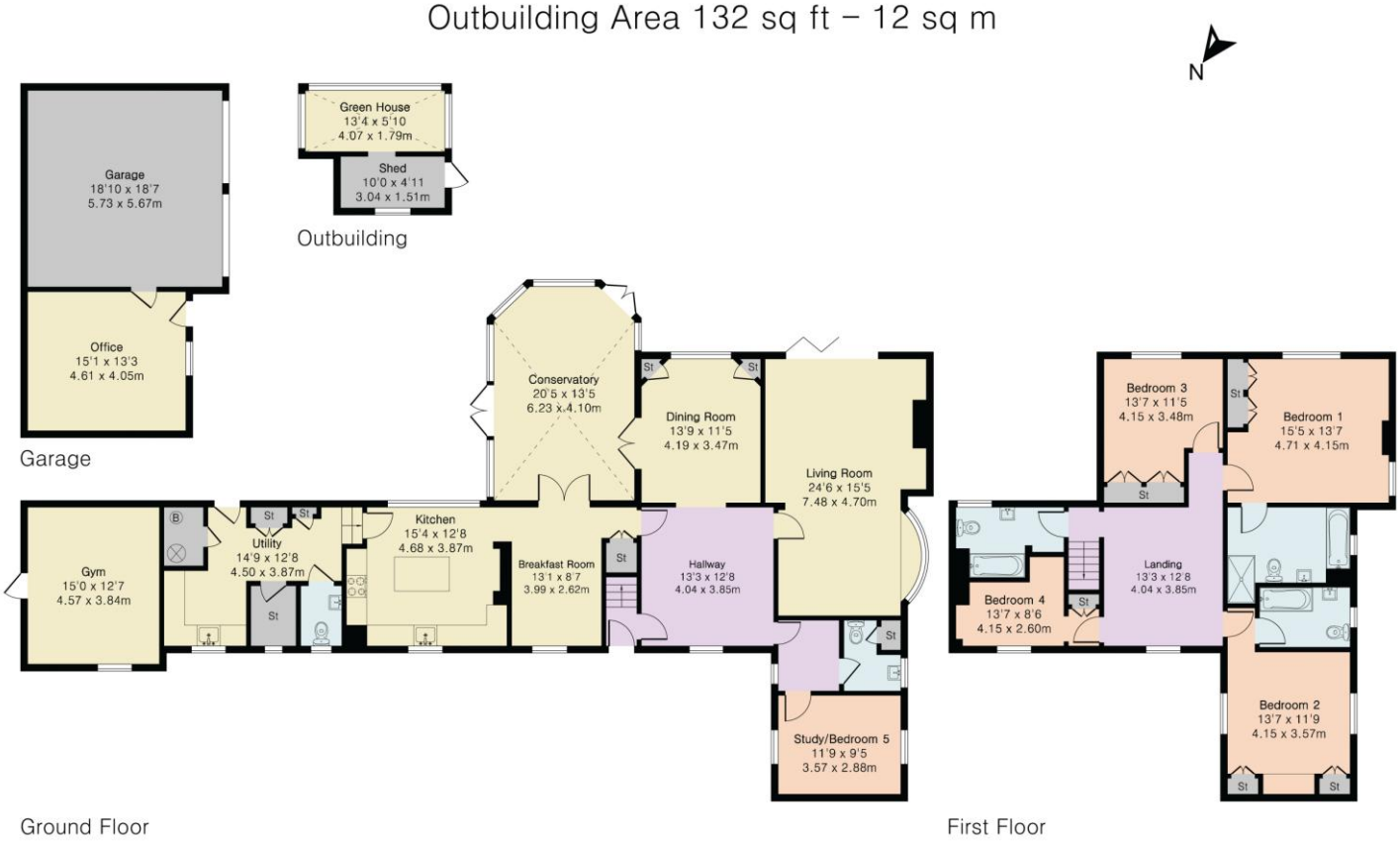



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Approximate Gross Internal Area 3019 sq ft - 281 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1969 sq ft – 183 sq m
First Floor Area 1050 sq ft – 98 sq m
Garage Area 557 sq ft – 52 sq m
Outbuilding Area 132 sq ft – 12 sq m



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.