



Forest Gate, Elbow Lane, Hertford Heath

SG13 7QA

Price Guide £1,250,000



stevenoates.com



Forest Gate Elbow Lane, Hertford Heath, Herts, SG13 7QA

A exceptional 5 bedroom detached modern home located towards the end of a long private lane surrounded by beautiful rolling countryside and protected woodlands. The well balanced accommodation comprises of a good size entrance hall with downstairs wc, 3 reception rooms and a spacious 36ft family kitchen. On the first floor, there are 5 good size bedrooms with 4 bathrooms. In addition to the main house, there is a spacious 2/3 bedroom detached annexe, along with a gated driveway and gardens surrounding the house with the overall plot measuring 0.34 acres. The property is offered chain free and viewing is strongly recommended.

Nestled at the end of a long, private driveway and surrounded by picturesque countryside and protected woodlands, this property offers a rare combination of seclusion and convenience. The tranquil setting provides a true sense of escape, yet the charming village of Hertford Heath, the historic county town of Hertford, and the vibrant town of Hoddesdon are all just a short drive away.

Hertford, in particular, boasts a thriving community atmosphere with a wealth of independent boutiques, artisan cafes, and highly regarded restaurants. The town also benefits from excellent transport links, with a choice of two mainline railway stations providing direct services into London and The City, ideal for commuters.

The area is renowned for its outstanding educational facilities, catering to all age groups. These include a selection of well-regarded state schools and prestigious independent institutions, such as the esteemed Haileybury College, located just minutes away. This idyllic location offers the perfect balance of rural charm and urban accessibility.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



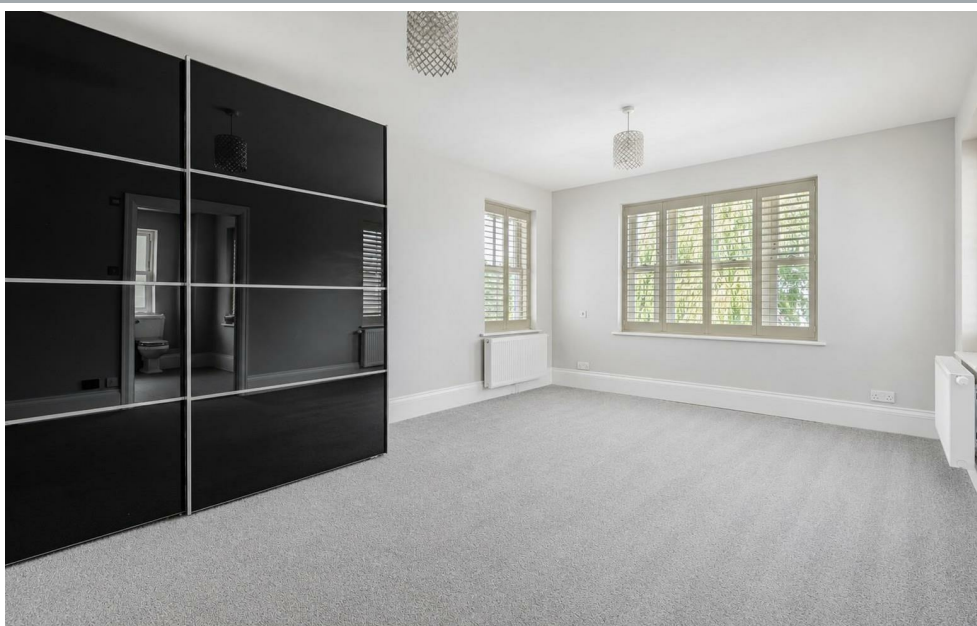
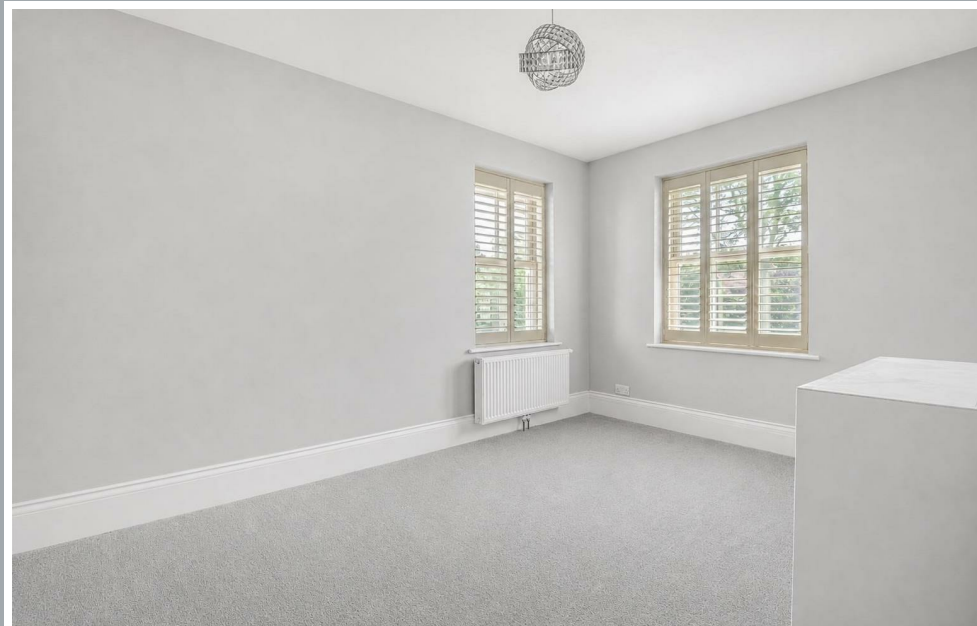
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



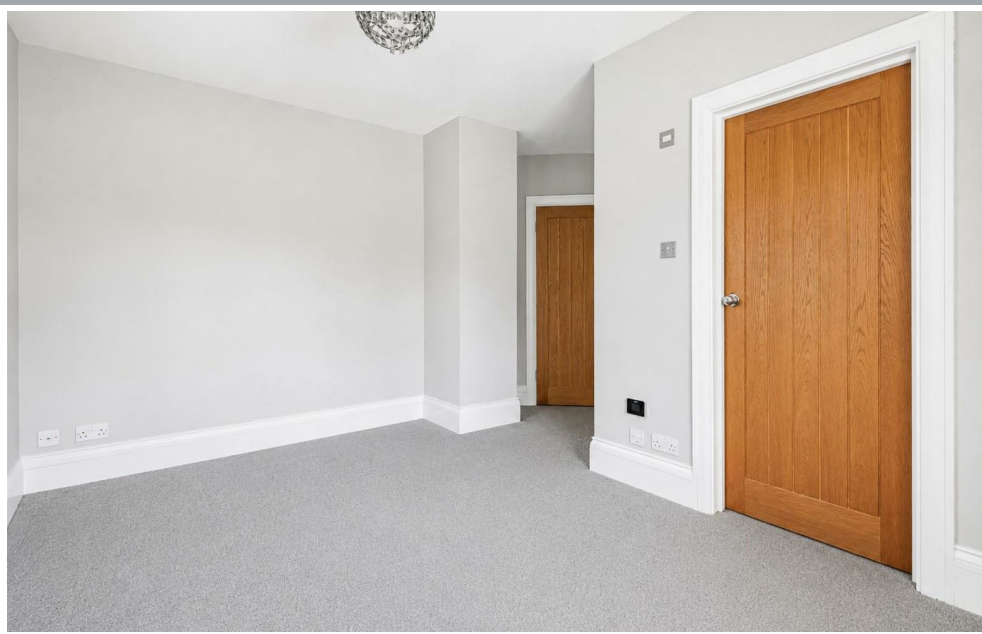
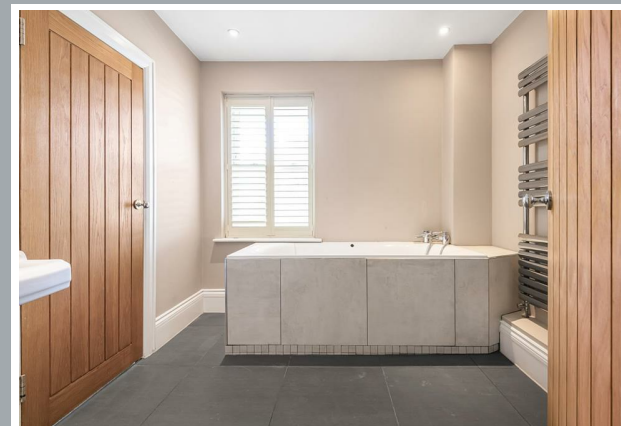
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

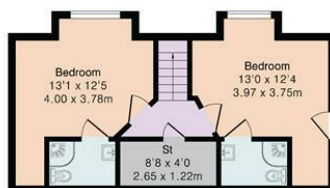
Approximate Gross Internal Area 3615 sq ft - 336 sq m

Ground Floor Area 1277 sq ft - 119 sq m

First Floor Area 1302 sq ft - 121 sq m

Annexe Ground Floor Area 643 sq ft - 60 sq m

Annexe First Floor Area 393 sq ft - 36 sq m



Annexe First Floor



Annexe Ground Floor



Ground Floor



First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



stevenoates.com