

12, Vicarage Causeway, Hertford Heath
SG13 7RT
Price Guide £1,085,000

stevenoates.com







12 Vicarage Causeway, Hertford Heath, Hertfordshire, SG13 7RT

This modern detached family house offers a perfect blend of comfort and contemporary living. With four spacious double bedrooms, including a principal suite complete with an ensuite bathroom, this property is designed to accommodate the needs of a growing family. As you enter, you are welcomed into a bright and welcoming entrance hallway leading in to a comfy living room featuring a stylish media wall, ideal for relaxing evenings with family or entertaining guests. The heart of the home is undoubtedly the brand-new kitchen and dining area, which boasts fully integrated appliances and a separate utility room, making daily chores a breeze. This open-plan space is perfect for family gatherings and social occasions. The property also includes a high-spec four-piece family bathroom, ensuring that everyone has access to modern amenities. This delightful home is not just a property; it is a lifestyle choice, offering a modern living experience in a peaceful setting. With its thoughtful design and high-quality finishes, this house is ready to welcome its new owners.

The property is located only a 'stones throw' away from the pretty village green which has a village pub, The Goat and direct access to a large protected woodlands. The village offers excellent local facilities including a village store, additional 2 pubs, local primary school and the ever popular Haileybury Private School. The nearby town of Hertford is only approximately 1.5 miles away and provides a variety of shops, restaurants and schools, along with a choice of two mainline train stations which serve London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



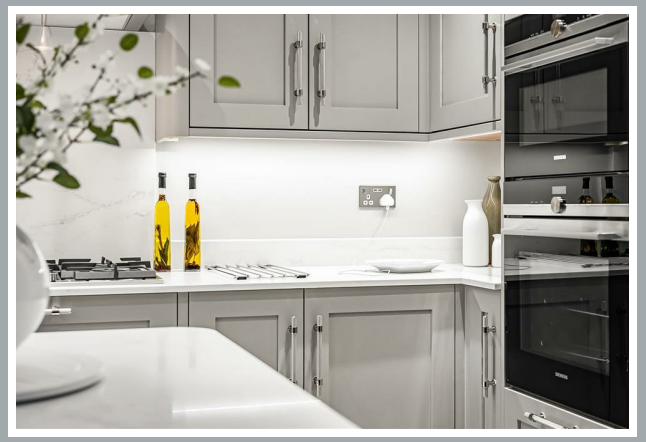


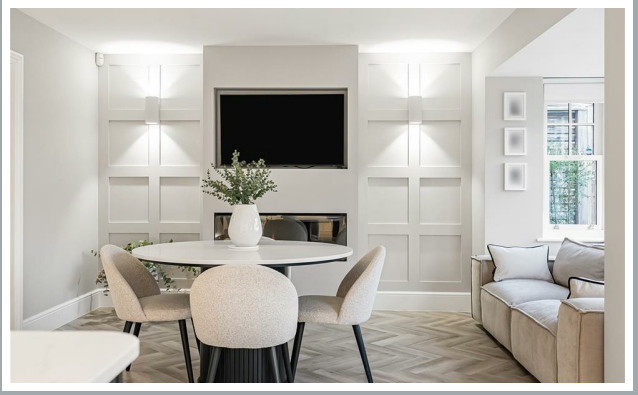




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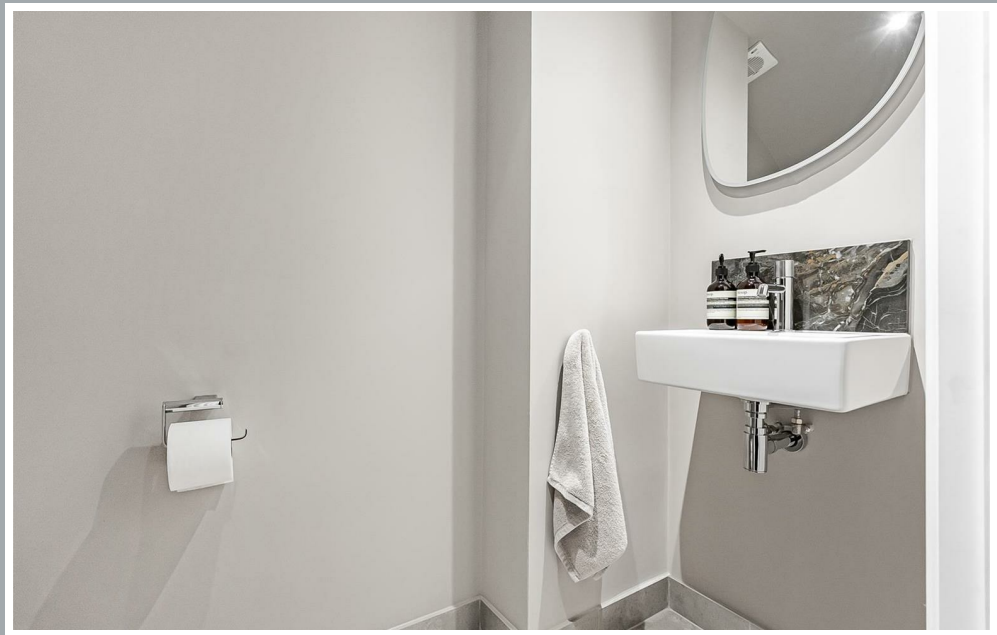


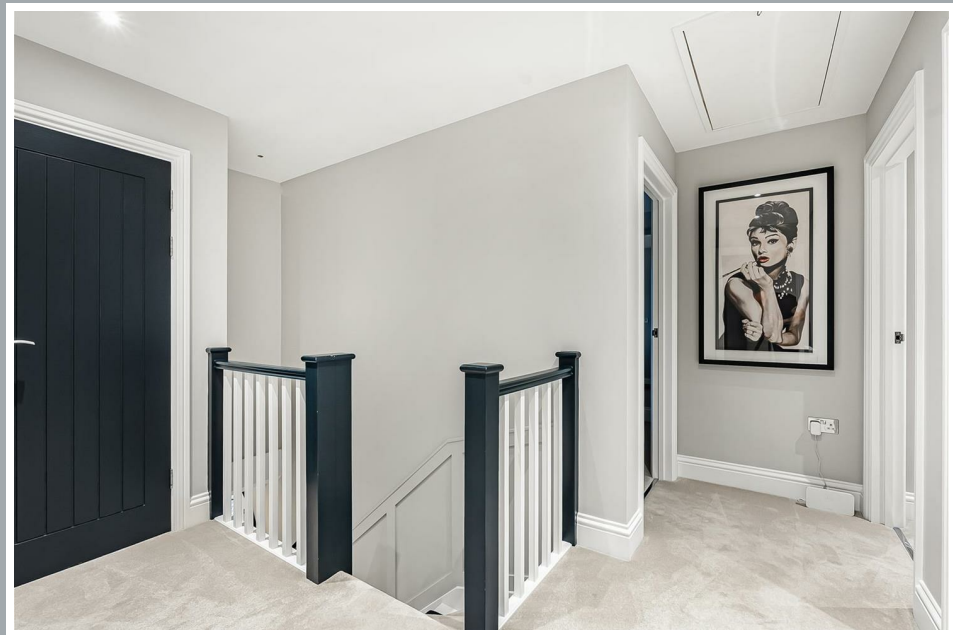




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Approximate Gross Internal Area 1470 sq ft - 137 sq m
(Including Garage)

Ground Floor Area 786 sq ft – 73 sq m

First Floor Area 684 sq ft – 64 sq m



Ground Floor First Floor

PINK PLAN

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

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