



6, The Courtyard, Hertingfordbury
SG14 2SD
Guide Price £585,000



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6 The Courtyard, Hertingfordbury, Herts, SG14 2SD

A unique 3 bedroom converted Grade II listed freehold cottage situated in the heart of the beautiful village of Hertingfordbury. This property benefits from spacious and flexible living accommodation comprising: spacious living room and modern kitchen with granite work surfaces and integrated booth dining area. This period home offers a lovely contemporary finish throughout with a recent guest room/home office conversion offering fitted storage and desk unit. On the first floor is a master bedroom with en-suite, main bathroom and further bedroom with fitted wardrobes, both offering lovely views of the village, river and courtyard. The property also benefits from 3 allocated parking spaces, one of which being an undercover car port with outside storage facility.

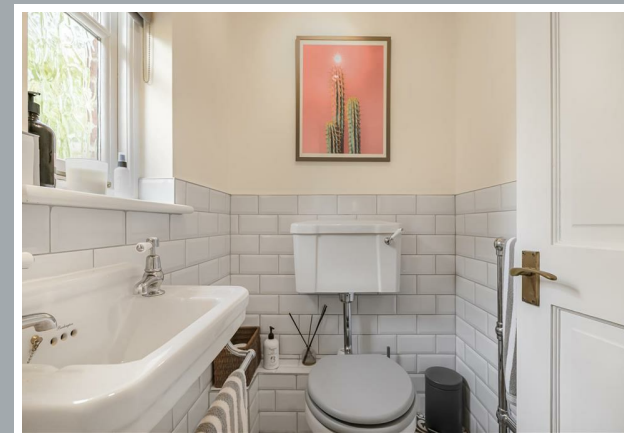
Situated within the centre of the idyllic village of Hertingfordbury which offers a thriving community including a village cricket green, tennis courts, the historic St. Marys Church and The White Horse gastro pub which serves excellent food and craft ales. Hertingfordbury is located on the western edge of Hertford itself which provides a wide range of shops, coffee shops and restaurants, along with two mainline train station serving London.



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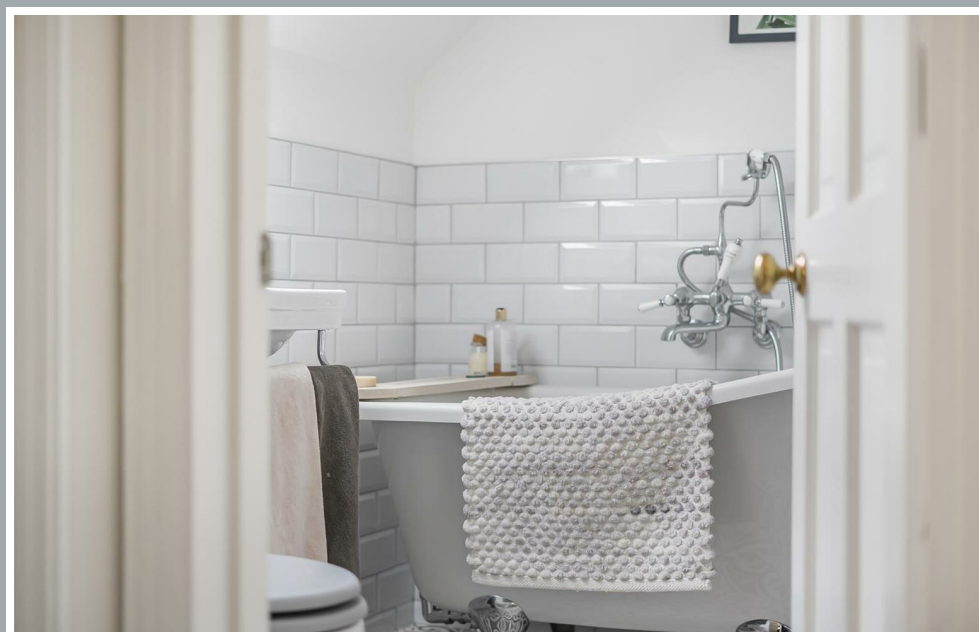
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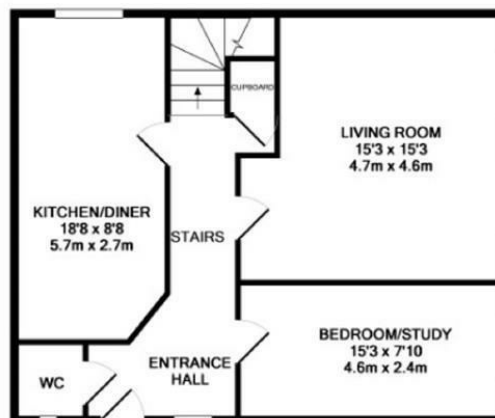
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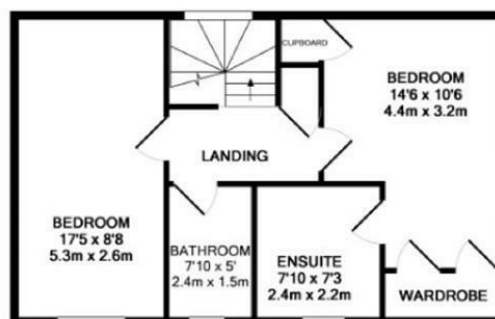
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GROUND FLOOR
APPROX. FLOOR
AREA 645 SQ. FT.
(59.9 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 486 SQ. FT.
(45.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 1130 SQ. FT. (105.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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