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## Woodside, Hertford Heath

A spacious link-detached bungalow, in a quiet tucked away central village location, backing onto woodland. No Chain. Guide Price: £475,000-£500,000.

**£475,000-£500,000**

01992 87 85 80

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### Overall Description

This is a link-detached and surprisingly spacious bungalow down the end of a quiet cul-de-sac in the middle of the popular village of Hertford Heath. The property has an entrance hall, three good-sized bedrooms, a bathroom, separate cloakroom, large sitting/dining room and kitchen. It has gas fired central heating, double-glazed windows and a garage to the side - and there is potential for extending the property either to the rear, or into the garage, under permitted development rights, should you so wish (subject to the usual consents). The front garden has a private driveway and the back garden is large and private. The property is being sold with no chain and a Guide Price Range of £475,000-£500,000. We have an Open Day booked from 11.30am to 12.30pm on Saturday the 11th of April so please call to book a viewing.

### Location

The property sits down a quiet tucked-away cul-de-sac in the popular village of Hertford Heath, just a mile or two from Hertford and close to the A10. The village is a thriving local community (see the excellent village web site [www.hertfordheath.gov.uk](http://www.hertfordheath.gov.uk)) with good local facilities including village shop, village hall, church, garage, three good pubs, and plenty of sports and social clubs including the village playing fields. The village is a short drive from Hertford's two railway stations (with regular trains to London) as well as the A10, so it is an ideal location for commuters. There are very good schools in the local area - the excellent Hertford Heath JMI is just down the road from the house and the village is also the home of the Haileybury Public School. The property also sits within the sought-after SG13 catchment area, so perfect for families wishing to send their children to the better local schools (Simon Balle, Richard Hale and Presdales). The historic town of Hertford has a very good range of local facilities including shops, restaurants, supermarkets, as well as the newly upgraded Theatre and Castle with its pretty gardens. The village is surrounded by some very beautiful countryside and there are plenty of footpaths nearby from which to enjoy it.

### Accommodation

From the driveway the glazed front door leads into the:

#### Entrance Hall 13'9 x 6'6 (4.19m x 1.98m)

Frosted window to front. Airing cupboard with factory-lagged hot water cylinder and wooden slatted shelving. Loft hatch. Radiator. The bedrooms, bathroom and cloakroom are accessed from the entrance hall, as is the:

#### Sitting/Dining Room 20'7 widest x 13'3 (6.27m widest x 4.04m)

Window to rear overlooking the garden. Fireplace with wooden mantel, tiled surround/hearth and woodburning stove. TV aerial point. Telephone point. Radiator.

#### Kitchen 11'3 x 7'10 (3.43m x 2.39m)

Window to rear overlooking the garden. Kitchen units with roll-top worksurfaces, stainless-steel sink and tiled splash-back. Electric oven with hob and extractor fan above. Space and plumbing for washing-machine. Space for fridge/freezer.

#### Bedroom One 11'10 widest x 11'5 (3.61m widest x 3.48m)

Window to front. Fitted wardrobes along one wall. Radiator.

#### Bedroom Two 11'11 x 9'11 (3.63m x 3.02m)

Window to front. Wood-effect laminate floor. Radiator.

#### Bedroom Three 9'3 x 7'11 (2.82m x 2.41m)

Window to side. Cupboard housing the central-heating boiler. Two storage cupboards. Open wardrobe space with shelving. Radiator.

#### Bathroom 5'8 x 5'5 (1.73m x 1.65m)

Frosted window to side. Panel bath with electric shower above, tiled surround and glass shower screen. Wash-hand basin. Wall cupboard with mirror doors. Modern heated towel-rail.

#### Cloakroom 5'5 x 2'11 (1.65m x 0.89m)

Frosted window to side. Low-level wc.

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**Outside**

The bungalow has a driveway with space for two or more cars running up past the front garden to the GARAGE: 17'6 x 8'3 with garage door to front, electric light/power, two garden taps, plumbing for a washing-machine and a glazed door to the back garden. There is a path down the side, shared with next door, leading to a gate into the back garden which is a good size with central lawn, mature tree, fencing for privacy and two garden sheds.

**Services & Other Info.**

Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. Council Tax Band: E.

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 



Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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