



Tudor Cottage, Hertingfordbury Park, Hertingfordbury

SG14 2LX

Price Guide £945,000



stevenoates.com



Tudor Cottage Hertingfordbury Park, St Marys Lane, Hertingfordbury, Herts, SG14 2LX

A truly charming period family home offering spacious accommodation over 3 floors located at the end of a long private drive surrounded by stunning countryside, yet in the heart of the idyllic village of Hertingfordbury. The beautiful accommodation comprises of a large living room, play room, kitchen/breakfast room and a downstairs wc on the ground floor. On the first floor, there two bedrooms including a large main bedroom with dressing room and en-suite shower room, along with a laundry room. On the second floor, there is a large landing/study area, 2 bedrooms which interconnect and an additional bathroom. Externally, the gardens are a real feature of the house extending to over 130ft with a sunny southerly aspect and lead to private parking to the rear and a private wooded area to the rear measuring over 200ft, which directly adjoins the Cole Green Way bridlepath taking you straight into Hertford itself. Viewing is highly recommended.

Occupying an enviable position in the heart of this highly sought after village on the western outskirts of Hertford, the property is only a short distance (1.1 miles) from Hertford North mainline station which serves London's Moorgate and Hertford town centre is less than 2.0 miles away. The village of Hertingfordbury benefits from an active community with facilities including a cricket green, tennis courts and a newly refurbished village pub.



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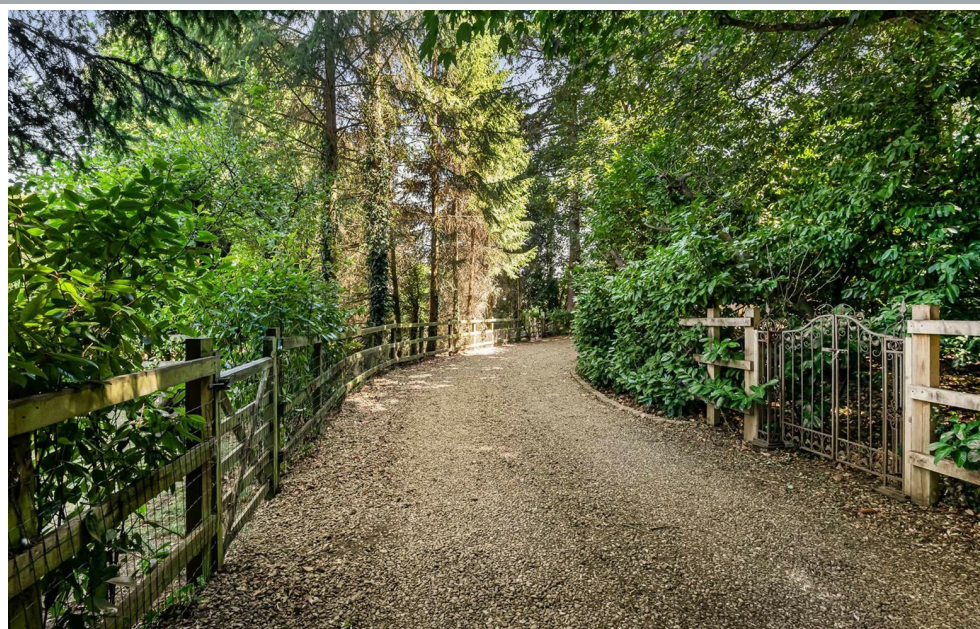
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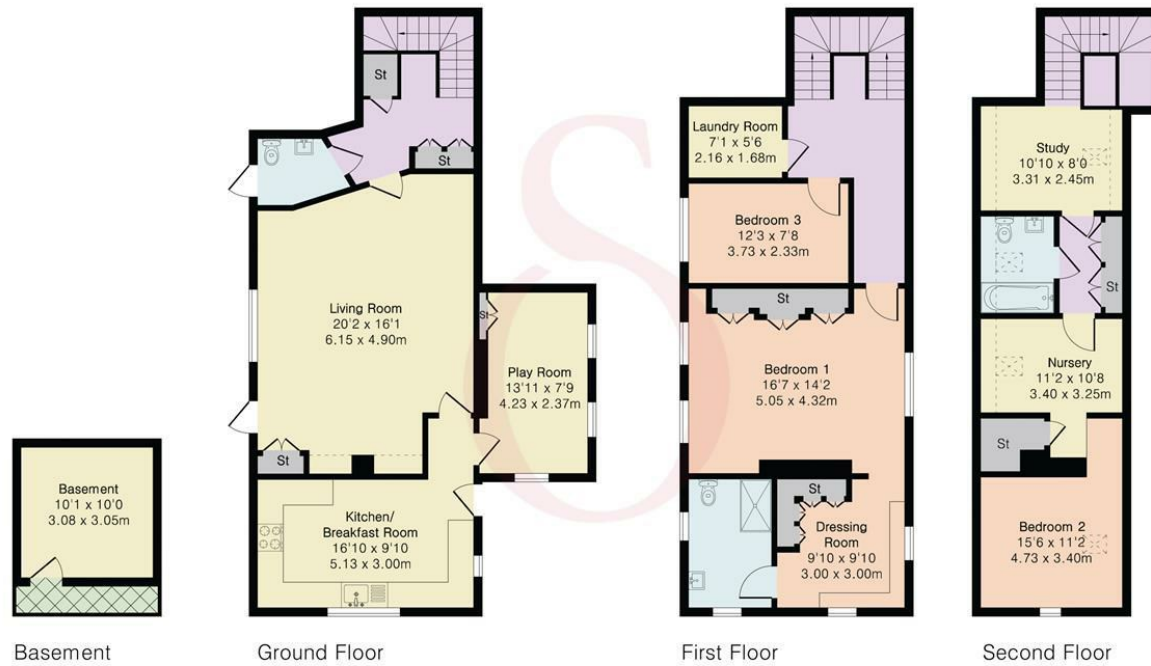
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Approximate Gross Internal Area 2071 sq ft - 192 sq m

Basement Area 101 sq ft – 9 sq m
 Ground Floor Area 798 sq ft – 74 sq m
 First Floor Area 696 sq ft – 65 sq m
 Second Floor Area 476 sq ft – 44 sq m



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.



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