



14, Portland Place, Hertford Heath

SG13 7RR

Guide Price £1,125,000



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## 14 Portland Place, Hertford Heath, Herts, SG13 7RR

Steven Oates are delighted to offer an exceptional 4 bedroom, 4 bathroom detached family home, located within a quiet private road just off the idyllic village green. This rarely available property is immaculately presented and features a bespoke handmade kitchen. The accommodation includes an entrance hallway, spacious sitting room, a 28ft open plan kitchen/dining area, leading to a utility room, both with underfloor heating. Also on the ground floor is a study and guest w/c. On the first floor there are 4 double bedrooms, all of which have their own en-suite shower or bathroom. Externally there is a large block paved driveway for multiple cars and a beautifully landscaped secluded garden.

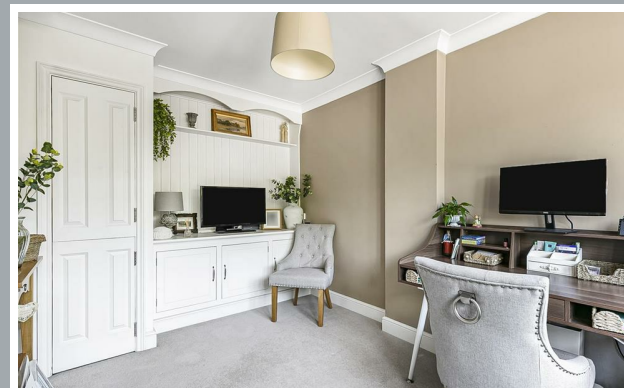
This property is enviably located just a 'stones throw' away from the village green and has direct access to protected woodland and Nature Reserve. The village offers excellent local amenities including a village store, 3 public houses, Dawlicious Dairy, Foxholes Farm Shop, local primary school and Haileybury Imperial Services College. The nearby town of Hertford is only 1.5 miles away and provides a variety of shops, restaurants, and highly rated schools, along with a choice of two mainline train stations benefitting from regular direct rail services to London.



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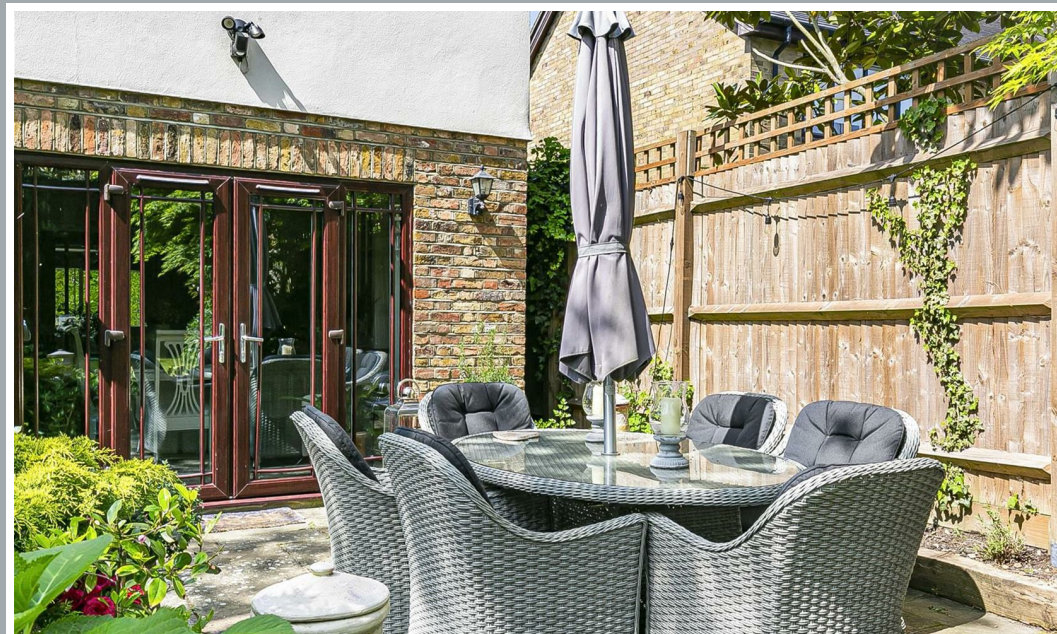
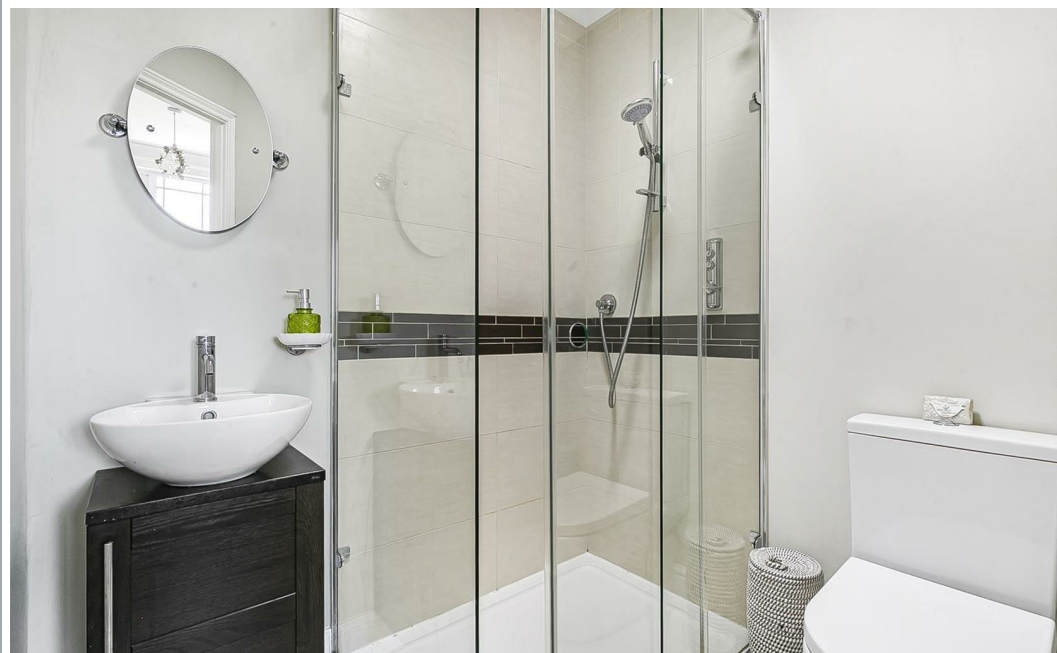


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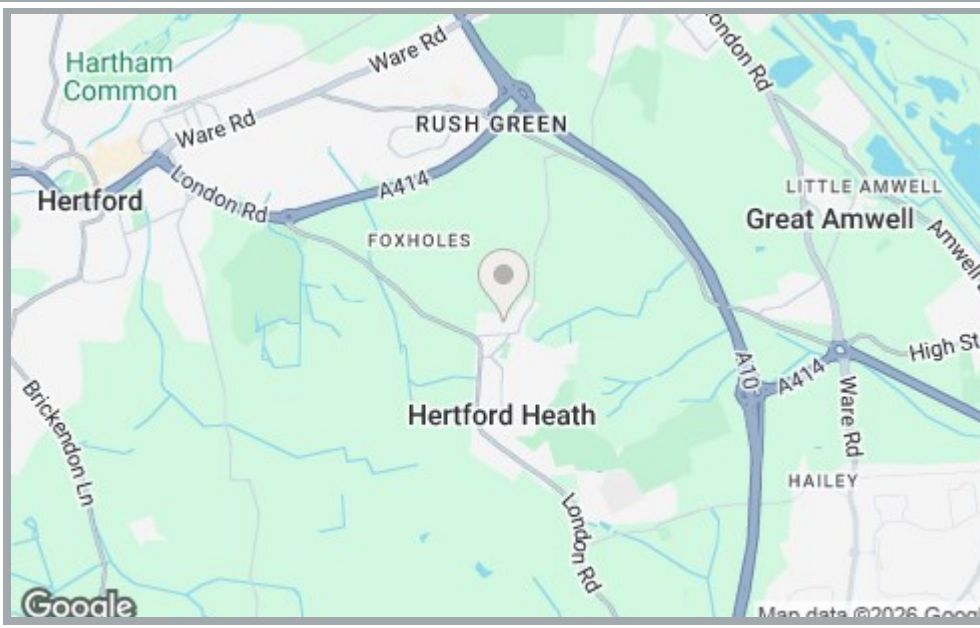


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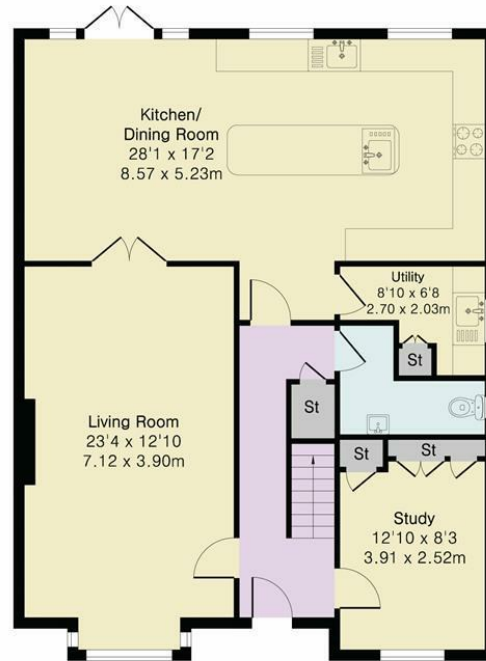


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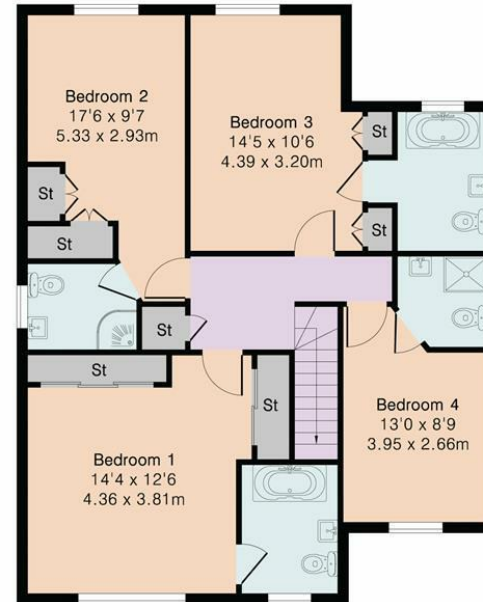
**Approximate Gross Internal Area 1923 sq ft - 179 sq m**

Ground Floor Area 1023 sq ft – 95 sq m

First Floor Area 900 sq ft – 84 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



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.



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