



2, Harlings, Hertford Heath
SG13 7PQ
Price Guide £925,000



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2 Harlings, Hertford Heath, Herts, SG13 7PQ

Nestled in the charming cul-de-sac of Harlings, Hertford Heath, this stunning five-bedroom detached family home boast accommodation spanning nearly 2000 square feet. Perfectly designed for modern family life, the property benefits from two substantial extensions which fully completes this beautiful home. The ground floor comprises of a large family living room providing ample space for relaxation and entertainment, there is also a useful downstairs toilet, utility room. The heart of the home is undoubtedly the open plan kitchen/dining area, which seamlessly connects to a delightful orangery, allowing natural light to flood the space. The whole kitchen area is perfect for entertaining and family gatherings. On the first floor, you will find four generously sized bedrooms, complemented by a well-appointed family bathroom suite. Ascend to the second floor, where the impressive main bedroom suite awaits, a luxurious loft conversion that offers a private retreat benefitting from a Juliet balcony and an en-suite bathroom, there is also the added benefit of beautiful fitted storage space. Externally, there is a sunny south facing rear garden which has been landscaped for easy maintenance which provides a safe and enjoyable outdoor space for children to play as well as a tranquil area for adults to unwind. This exceptional home combines modern living with comfort and style, with its spacious layout and thoughtful design, this property is sure to impress all who visit.

Hertford Heath has a good local primary school and is within the catchment area for outstanding secondary schools. Within walking distance are 3 pubs and local sports clubs including a tennis club with indoor and outdoor courts, while the house has direct access to numerous woodland walks. Beautifully located on the edge of the highly acclaimed Haileybury College, the property is only a short drive to the market towns of Hertford and Hoddesdon, both providing a wide range of shops and restaurants. Access to London is from both Hertford and Broxbourne stations.



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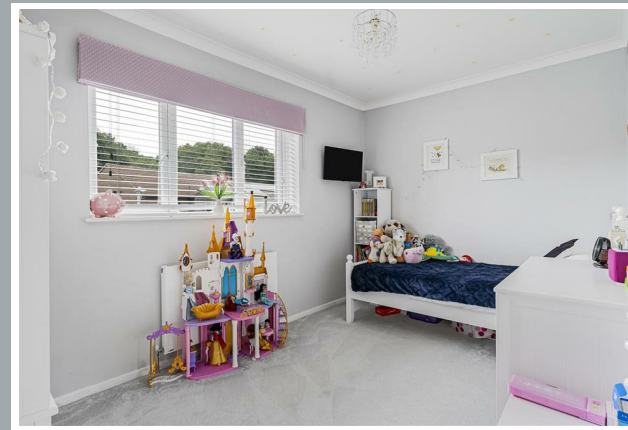
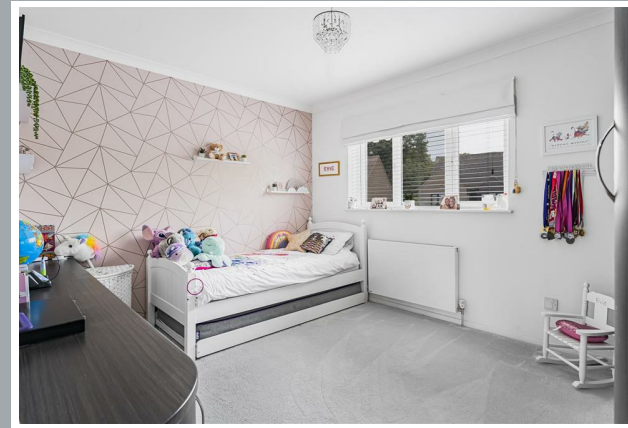




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Approximate Gross Internal Area 1935 sq ft - 180 sq m

Ground Floor Area 1035 sq ft – 96 sq m

First Floor Area 566 sq ft – 53 sq m

Loft Room Area 334 sq ft – 31 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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