

shepherds
A better home
moving experience



2 Watermill Lane
Hertford, SG14 3LB

Guide Price £875,000



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A rarely available four bedroom, two bathroom detached home set in one of Bengeo's most sought after locations, just a short walk from Hartham Common, The Meads and Ware Park, as well as Hertford town centre and Hertford East station.

Positioned on a generous plot, the property offers excellent space both inside and out, with clear scope for extension or reconfiguration (STPP), making it an ideal long-term family home.

The ground floor is well laid out, centred around a large open plan living and dining room which enjoys a pleasant outlook over the garden. There is also a separate kitchen, a useful study, and a further family room to the rear, offering flexible living space depending on requirements. A double garage sits alongside the house, with further potential to incorporate into the main accommodation if desired.

Upstairs, there are four genuine double bedrooms, with the main bedroom benefitting from an en-suite shower room, alongside a well-proportioned family bathroom.

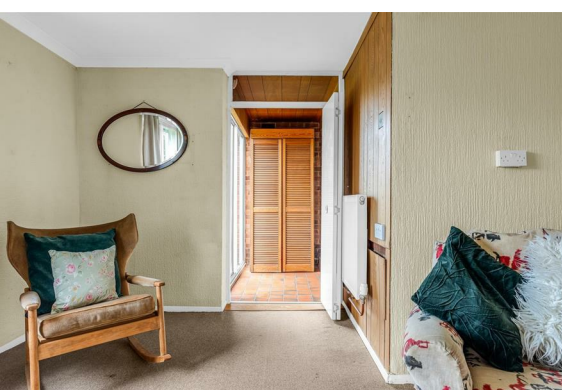
Externally, the property sits on a particularly wide plot, resulting in a larger than average rear garden which offers plenty of space for families or future extension. To the front, there is a substantial driveway providing off-street parking for multiple vehicles, in addition to the double garage.

This is a fantastic opportunity to secure a detached home in a prime Bengeo position, with huge potential to add value and create something special.

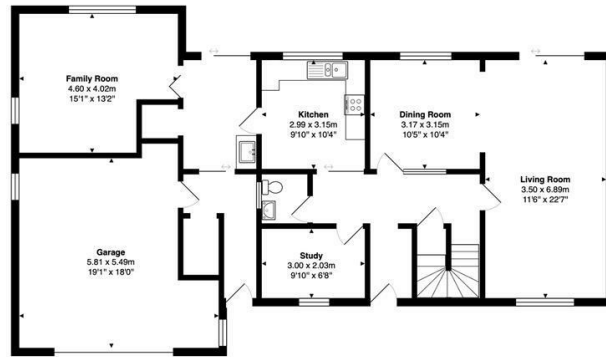




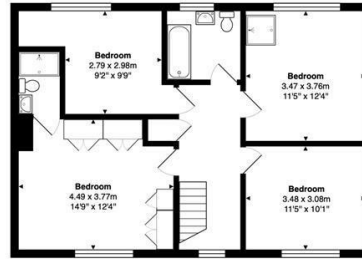
- Four double bedroom detached family home
- Sought after Bengoe location
- Short walk to Hartham Common, The Meads & Ware Park
- Walking distance to Hertford Town Centre & Hertford East station
- Large open plan living/dining room
- Separate study, kitchen & additional family room
- Double garage with further driveway parking
- Generous, wide plot with excellent potential to extend (STPP)



Floor Plan



Ground Floor
Area: 131.7 m² ... 1418 ft²



First Floor
Area: 69.5 m² ... 748 ft²

Total Area: 201.2 m² ... 2166 ft²

FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE

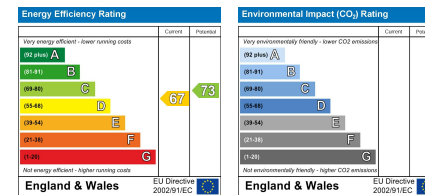
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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