



10, Sacombe Green Road, Sacombe
SG12 0JN
Offers In Excess Of £500,000



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10 Sacombe Green Road, Sacombe, Hertfordshire, SG12 0JN

****CHAIN FREE**** Steven Oates are delighted to present this beautifully extended three-bedroom family home, perfectly positioned in a highly sought-after semi-rural location with stunning views over rolling countryside. Arranged over two floors, the property features a welcoming porch and entrance hallway leading to a spacious through lounge, a modern kitchen/diner and a versatile lean-to. Upstairs, there are three generously sized bedrooms and a family bathroom, offering well-balanced accommodation for growing families. Externally, the home enjoys a front garden and a mature rear garden of approximately 100ft, complete with an outbuilding ideal for home working. Keys held.

Sacombe Green Road is located just a short drive from the village of Dane End, which offers a range of local amenities including a convenience store with post office services and Little Munden Primary School. The larger towns of Ware and Hertford are both easily accessible, each providing direct train services to London in around 45 minutes. Watton-at-Stone is also only a short drive away and offers additional rail links into London Moorgate.



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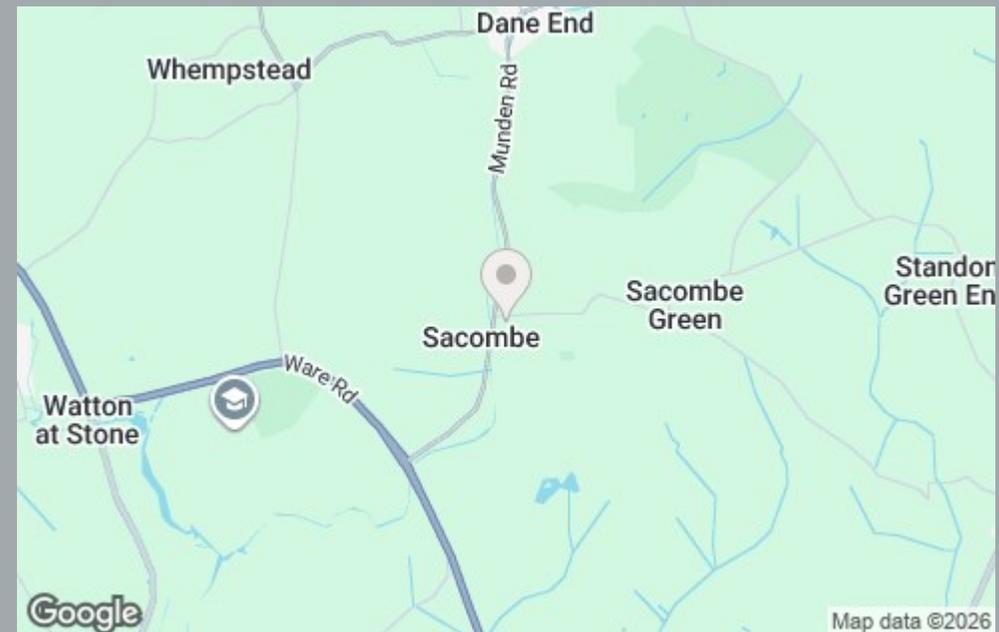
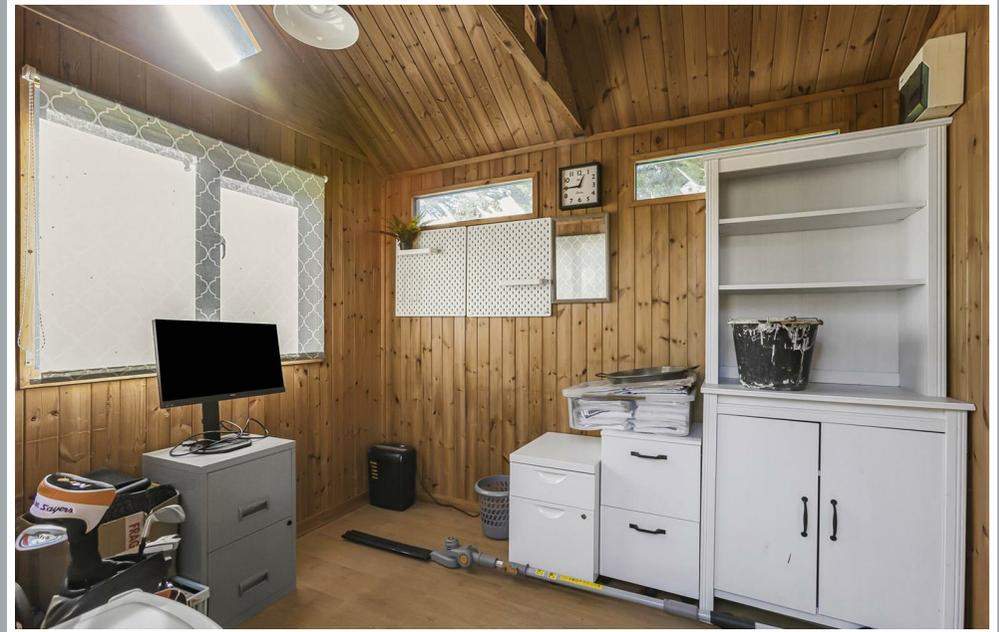


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**Approximate Gross Internal Area 1109 sq ft - 103 sq m
(Excluding Outbuilding)**

Ground Floor Area 641 sq ft – 60 sq m

First Floor Area 468 sq ft – 43 sq m

Outbuilding Area 79 sq ft – 7 sq m



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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