



PRESTIGE & VILLAGE

UK's finest properties

143, LONDON ROAD, HERTFORD, SG13 7RH



GUIDE PRICE £700,000 to £725,000.

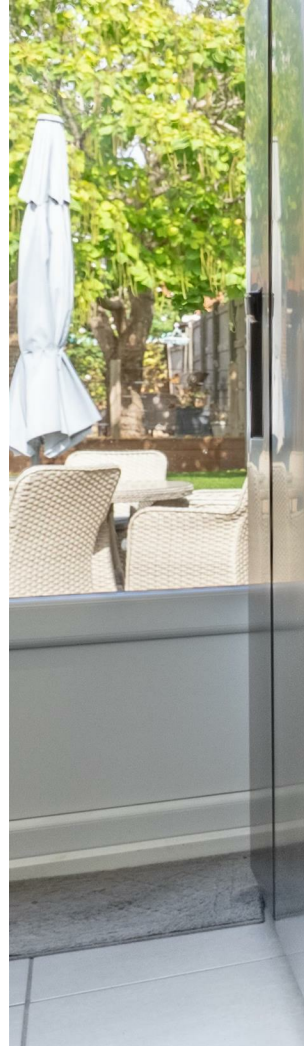
An opportunity to purchase this stunning home that has been fully refurbished and immaculately presented by the current owners offering a unique outbuilding with Annexe or studio potential. This beautiful family home is located in the picturesque hamlet of Hertford Heath on the outskirts of the County Town of Hertford and offers generous accommodation that includes 4 bedrooms, two reception rooms, an extended and re-fitted kitchen, re-fitted bathroom, ground Floor shower room and second floor Cloakrooms. The Annexe is a two storey red brick Victorian building that would make an ideal work from home area or studio.





- GUIDE PRICE
£700,000 o
£725,000
- Large Garden
- Off Road Parking
- Annexe/Studio
- 4 Bedrooms
- Re-Fitted Bathroom
& Shower Room
- 2 Reception Rooms
- Good Location







LOUNGE

12'5 x 12'3 (3.78m x 3.73m)

DINING AREA

12'3 x 12'1 (3.73m x 3.68m)

STUDY/UTILITY

8'4 x 5'6 (2.54m x 1.68m)

KITCHEN/BREAKFAST ROOM

19'11 x 9'5 (6.07m x 2.87m)

PANTRY

Shelved Pantry

CLOAKROOM

Large Ground Floor Cloakroom

BEDROOM ONE

12'3 x 12'4 (3.73m x 3.76m)

BEDROOM TWO

9'4 x 9'1 (2.84m x 2.77m)

BEDROOM THREE

10'2 x 7'3 (3.10m x 2.21m)

BATHROOM

With Modern Suite

BEDROOM FOUR

16'4 x 12' (4.98m x 3.66m)

CLOAKROOM

Second Floor Cloakroom

ANNEXE

Two Storey Building

LIVING SPACE

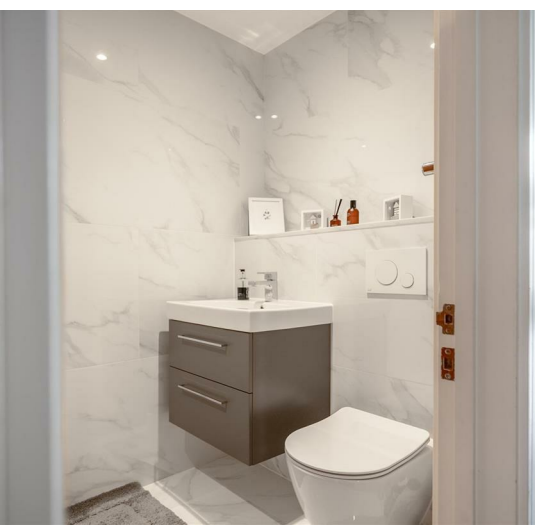
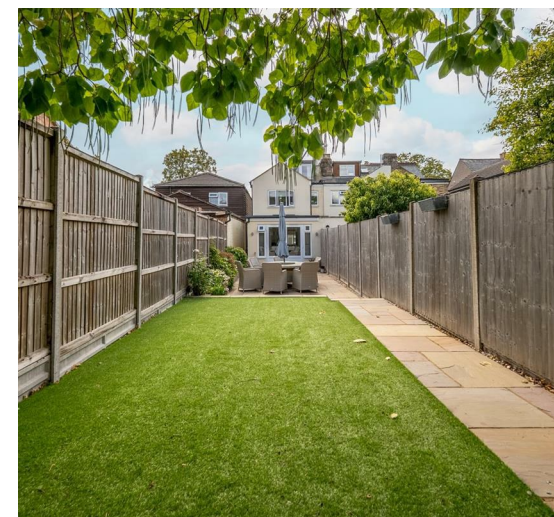
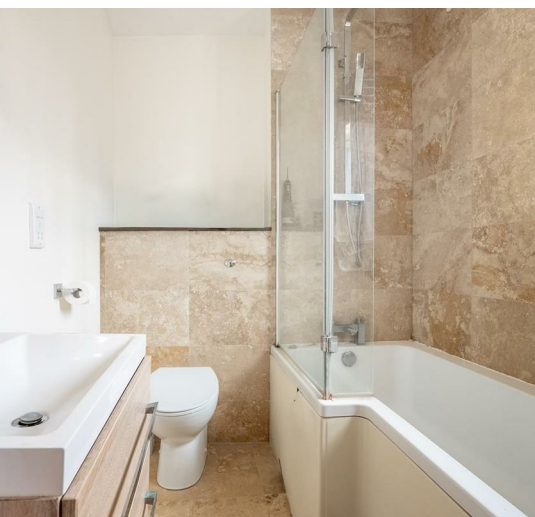
15'11 x 12'3 (4.85m x 3.73m)

KITCHEN

12'9 x 8'11 (3.89m x 2.72m)

BEDROOM AREA

15'1 x 12'9 (4.60m x 3.89m)





Band

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
95-100 A			95-100 A		
81-95 B			81-95 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
44-54 E			44-54 E		
35-43 F			35-43 F		
2-34 G			2-34 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			



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