

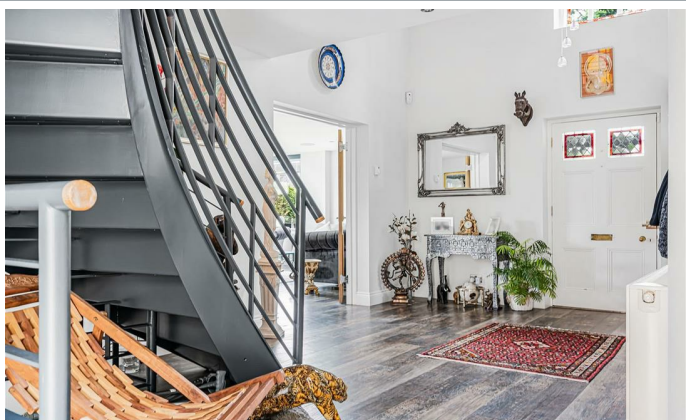


Highbank, Station Road, Much Hadham  
SG10 6AX

Price Guide £1,350,000



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## Highbank Station Road, Much Hadham, Herts, SG10 6AX

A spacious detached family home with generous living accommodation of over 2700 sqft, which has recently been refurbished to a high standard, located in the heart of the sought after village of Much Hadham. The light and airy accommodation comprises of a spacious entrance hall with a galleried landing, large living/dining room, home office, kitchen/family room with a separate utility room and downstairs wc. In addition to the main living space is a large basement floor, currently used as an entertainment space with cinema and fitted bar. On the first floor, there are 4 bedrooms with an -suite and family bathroom. Externally, there is a gated driveway providing plenty of parking, whilst the rear gardens are lawned with a timber summerhouse. Internal viewing is highly recommended.

The property sits in a prime position in the heart of the village on a quiet residential road, just a short distance from all of the village amenities. The charming village of Much Hadham offers a strong sense of community and a range of well-supported facilities, including an excellent primary school, a popular village pub, a convenience shop, a doctor's surgery, and a dental practice. There is also a nearby recreation ground with tennis courts and a well-established bowls club, providing excellent opportunities for leisure and outdoor activities. The nearby market towns of Ware, Hertford, and Bishop's Stortford are all easily accessible, offering a wider selection of shops, restaurants, and leisure facilities. Each town also benefits from mainline train stations with fast and direct services into London, as well as access to highly regarded state and independent schools.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



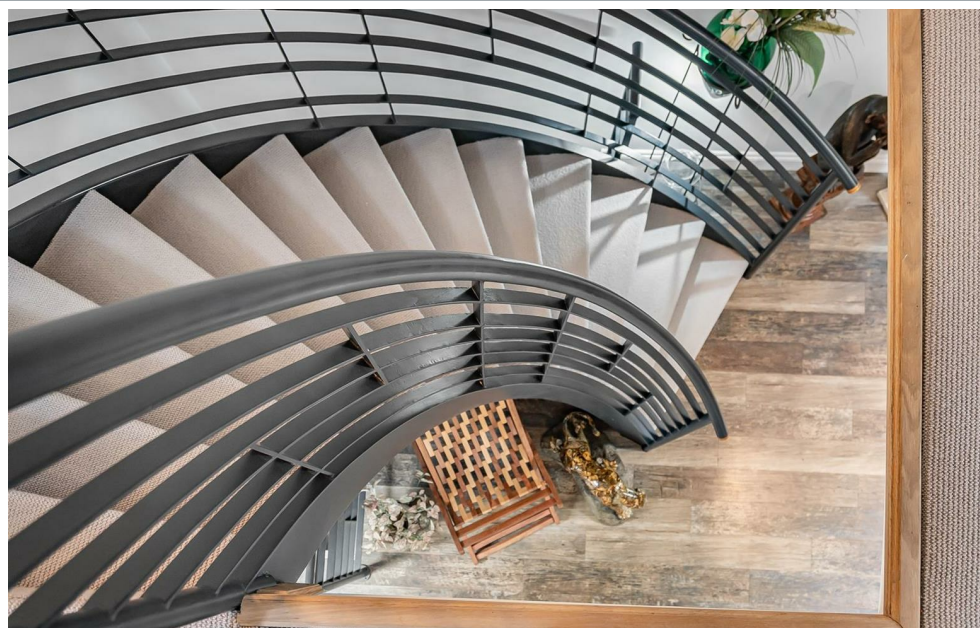
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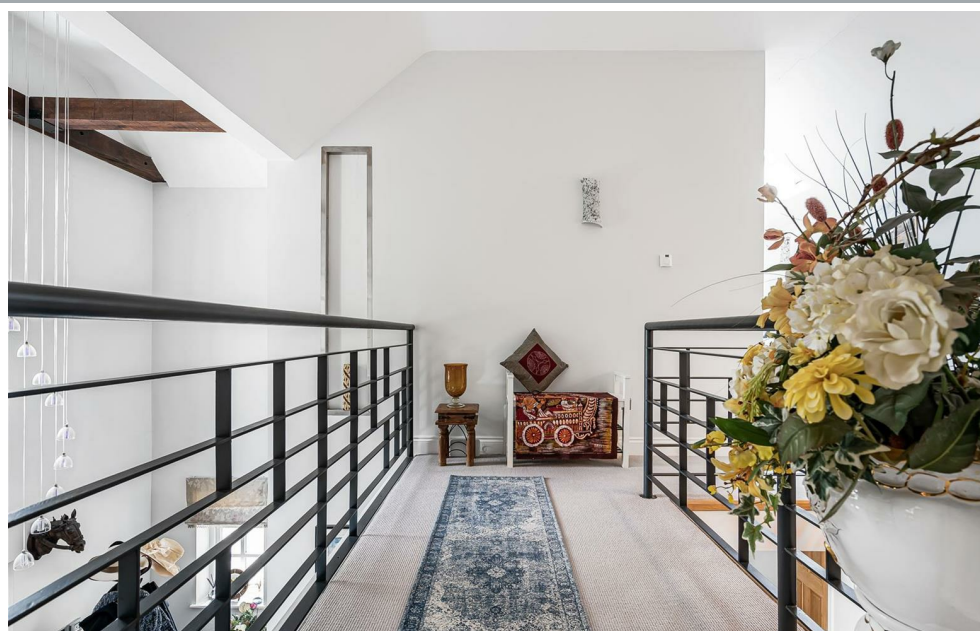
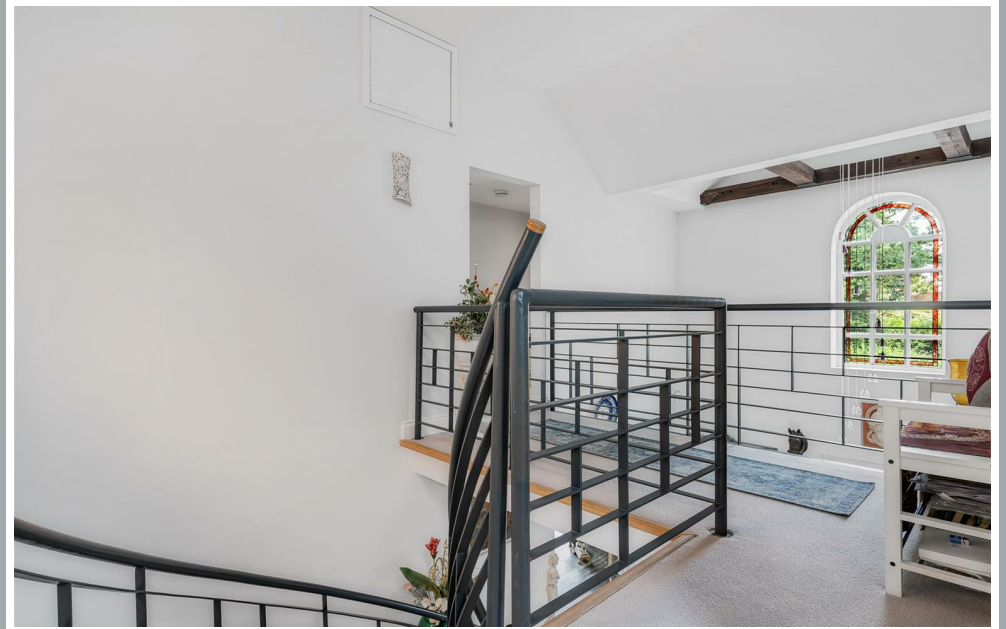
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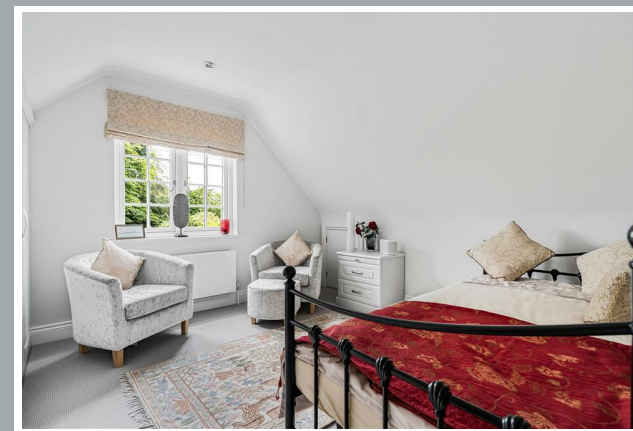
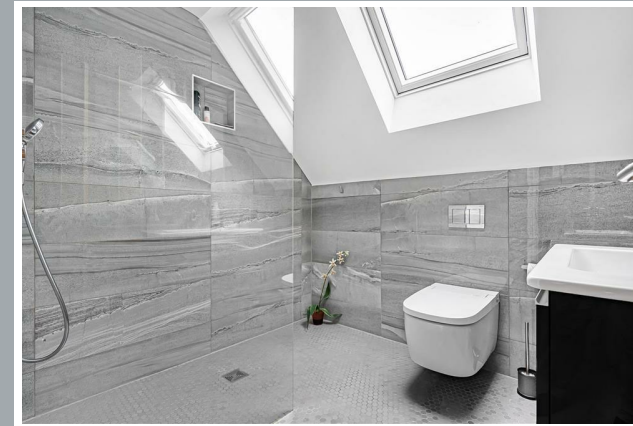
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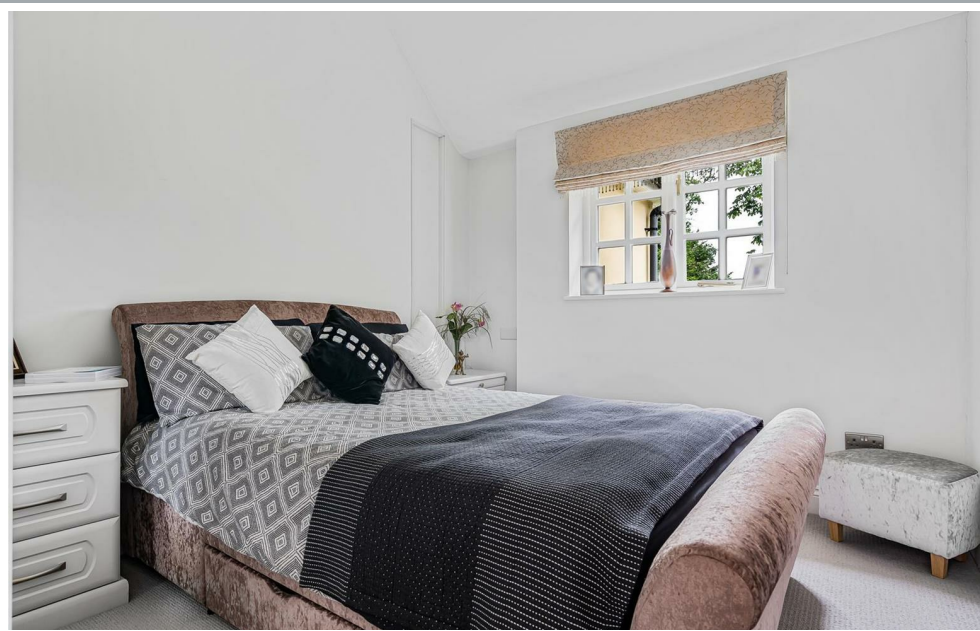
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**Approximate Gross Internal Area 2725 sq ft - 252 sq m  
(Excluding Outbuilding)**

Lower Ground Area 445 sq ft – 41 sq m

Ground Floor Area 1394 sq ft – 129 sq m

First Floor Area 886 sq ft – 82 sq m

Outbuilding Area 113 sq ft – 11 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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