



237, Hertingfordbury Road, Hertingfordbury

SG14 2LB

Price Guide £570,000



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237 Hertingfordbury Road, Hertingfordbury, Herts, SG14 2LB

A charming three-bedroom end-of-terrace character cottage situated in the heart of the highly sought-after village of Hertingfordbury. Offering approximately 788 sq ft of well-presented accommodation, the property retains a number of original character features that enhance its charm and appeal. The ground floor comprises a welcoming living room, a family room opening into a shaker-style fitted kitchen and a convenient cloakroom. To the first floor are three bedrooms and a modern shower room. Externally, the property benefits from a walled front garden space and on-street parking to the front, while the rear garden has been designed for low-maintenance living and provides access to a useful outbuilding, ideal as a workshop, storage space, or for additional utility facilities. The property is offered to the market with the added benefit of no onward chain.

Occupying an enviable position in the heart of this highly sought after village on the western outskirts of Hertford, the property is only a short distance (1.1 miles) from Hertford North mainline station which serves London's Moorgate and Hertford town centre is less than 2.0 miles away. The village of Hertingfordbury benefits from an active community with facilities including a cricket green, tennis courts and a newly refurbished village pub.



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**Approximate Gross Internal Area 788 sq ft - 73 sq m
(Excluding Outbuilding)**

Ground Floor Area 422 sq ft – 39 sq m

First Floor Area 366 sq ft – 34 sq m

Outbuilding Area 65 sq ft – 6 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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