



Lodge Farm, Hertford
SG13 8NQ
Price Guide £750,000



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The Cottage, Lodge Farm Epping Green, Hertford, SG13 8NQ

**** CHAIN FREE **** Steven Oates are delighted to offer for sale this 3 double bedroom detached cottage style bungalow which boasts versatile and modern living accommodation, accessed via a private gated entrance with private garden. Lodge Farm Cottage is approached via a private gated driveway providing ample off street parking for numerous vehicles. The cottage is entered via a light and airy vaulted entrance hallway, giving access to the kitchen/dining room, which in turn leads onto the spectacular double vaulted living room, allowing an abundance of natural light with a feature brick fireplace, log burner and with double doors to the courtyard at the front. The hallway also gives access to the double aspect principal bedroom and bedroom three, both of which have en suite bathrooms. Just off the kitchen there is second hallway with doors to the rear garden, this hallway gives access to the utility room, a double aspect bedroom with en-suite bathroom and double doors to the garden. The property has a wrap around garden and looks on to it own orchard to the front aspect of the plot.

This fine family home is located within the small hamlet of Epping Green. The main village of Little Berkhamsted is only a short distance away providing a village pub and shop, with the nearby towns of Hertford and Cuffley are both a short drive away providing a wide choice of shops, restaurants and mainline train station serving London and The City.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



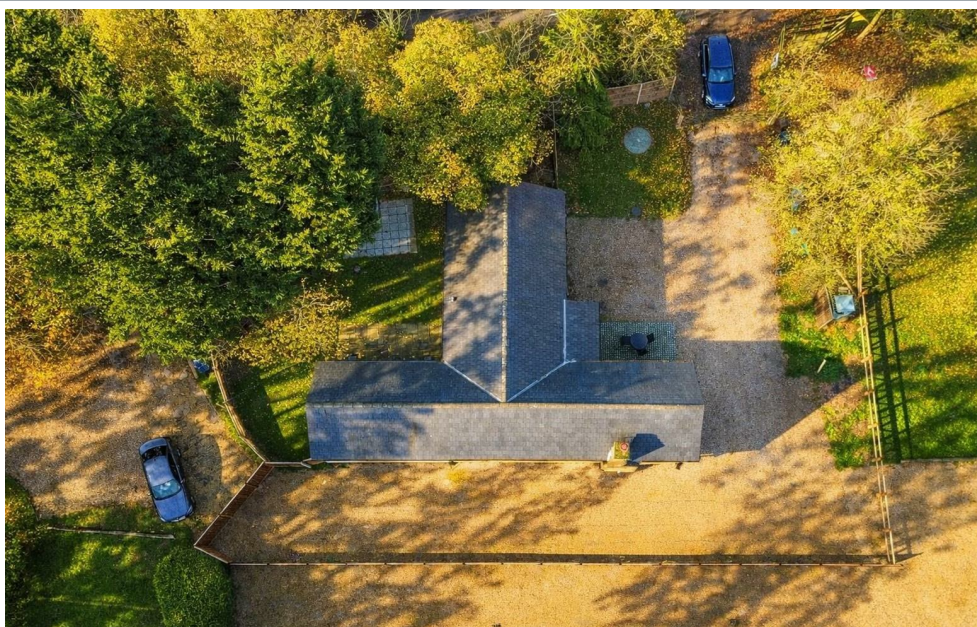
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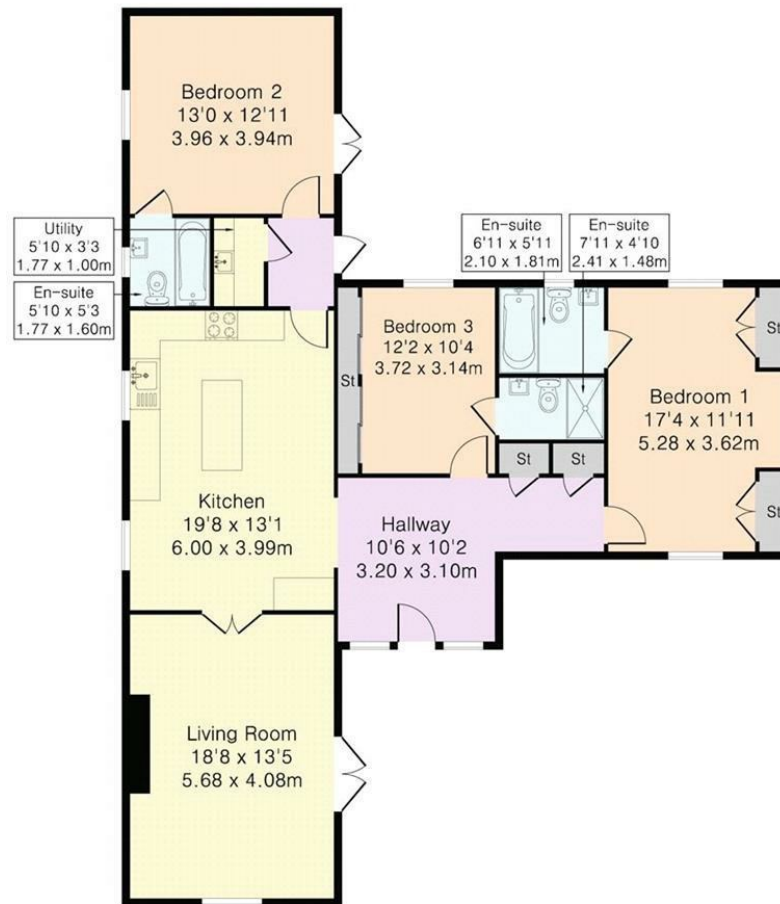


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Approximate Gross Internal Area 1355 sq ft – 126 sq m



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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