



29, High Road, Waterford
SG14 2PR
Price Guide £830,000



stevenoates.com



29 High Road, Waterford, Hertfordshire, SG14 2PR

This rarely available three-bedroom semi-detached family home is set within the highly sought-after village of Waterford. Originally built in the 1880s as the residence for the head gardener of the Goldings Estate, the property has retained many of its original features and offers charming accommodation full of character and period appeal. Upon entering through the entrance porch, you are welcomed into a cosy living room featuring a log-burning fireplace. The ground floor also comprises a dining room with a further log burner, a snug, a family bathroom, a ground floor bedroom, and a beautifully maintained kitchen with separate utility room. A bright and airy garden room, flooded with natural light from skylights, provides direct access to the stunning landscaped rear garden. Upstairs, there are two generous double bedrooms, including a principal bedroom with luxury en-suite shower, as well as a well-presented family bathroom. All tiled areas throughout the home benefit from underfloor heating.

Externally, the property offers driveway parking for up to five vehicles and an impressive mature rear garden extending to approximately 100ft across multiple landscaped levels. A spacious patio area provides the perfect setting for outdoor entertaining, while the garden also features a greenhouse and workshop backing directly onto woodland, creating a wonderfully private and rural atmosphere.

The village of Waterford is situated alongside the beautiful Waterford Heath Nature Reserve in East Hertfordshire. The village is also home to the picturesque River Beane, which flows through to Hertford, approximately 1.6 miles away. Excellent transport links are available nearby from Hertford North railway station, offering direct services into London, including routes to Moorgate station and London King's Cross railway station.



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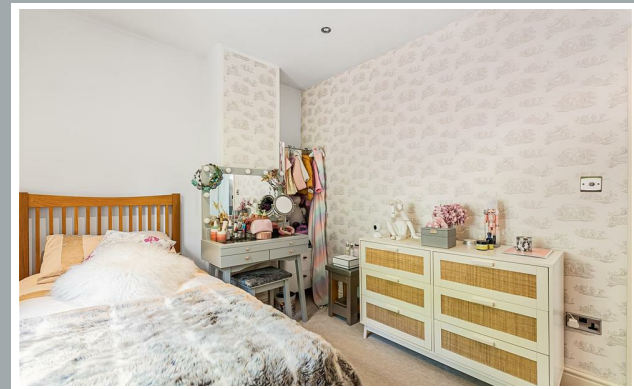




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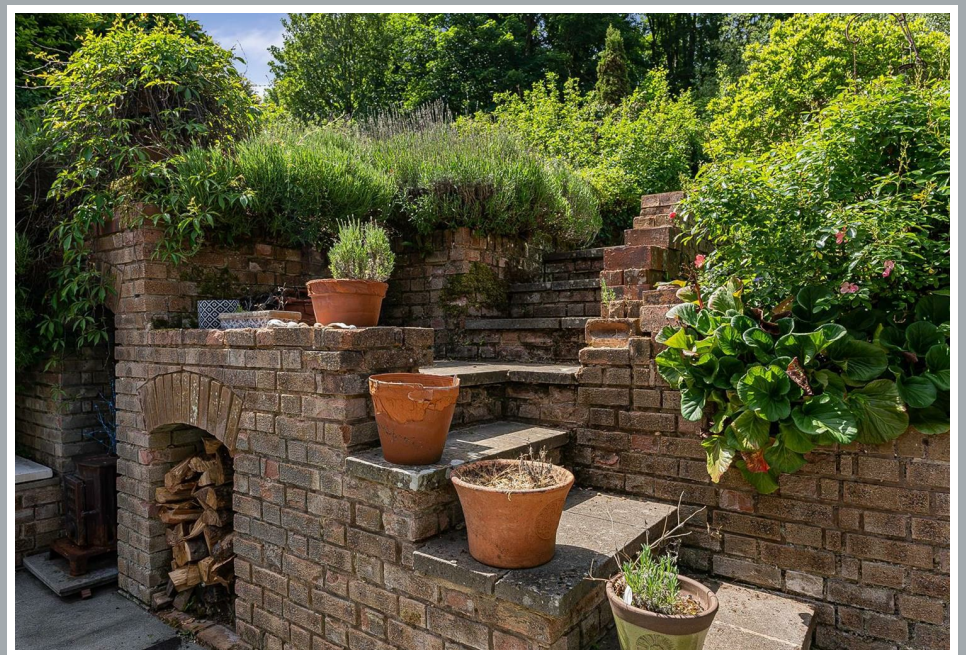


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**Approximate Gross Internal Area 1297 sq ft - 121 sq m
(Excluding Outbuilding)**

Ground Floor Area 930 sq ft - 87 sq m
First Floor Area 367 sq ft - 34 sq m
Outbuilding Area 131 sq ft - 12 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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