



8, Portland Place, Hertford Heath

SG13 7RR

Offers In Excess Of £700,000



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## 8 Portland Place, Hertford Heath, Herts, SG13 7RR

Steven Oates are pleased to offer this three bedroom Victorian semi-detached home located within a quiet private road just off of the idyllic village green. The property offers well-balanced accommodation arranged over two floors, approximately 1,383 sq ft in total and in need of modernisation. The ground floor provides a spacious lounge to the front, a separate dining room sits centrally and links neatly with the fitted kitchen. In addition, there is a useful sitting room/home office, ideal for home working or as an additional reception space. The ground floor also benefits from a four piece suite bathroom. The first floor comprises three well-proportioned bedrooms, including a principal bedroom with ample space for bedroom furniture. The remaining two bedrooms are both good-sized doubles, making the layout well suited to families or those requiring flexible accommodation. There is also an en-suite to the master bedroom which is accessed via its own stairwell. Externally, there is off street parking and a mature rear garden. The property is being offered on a chain free basis.

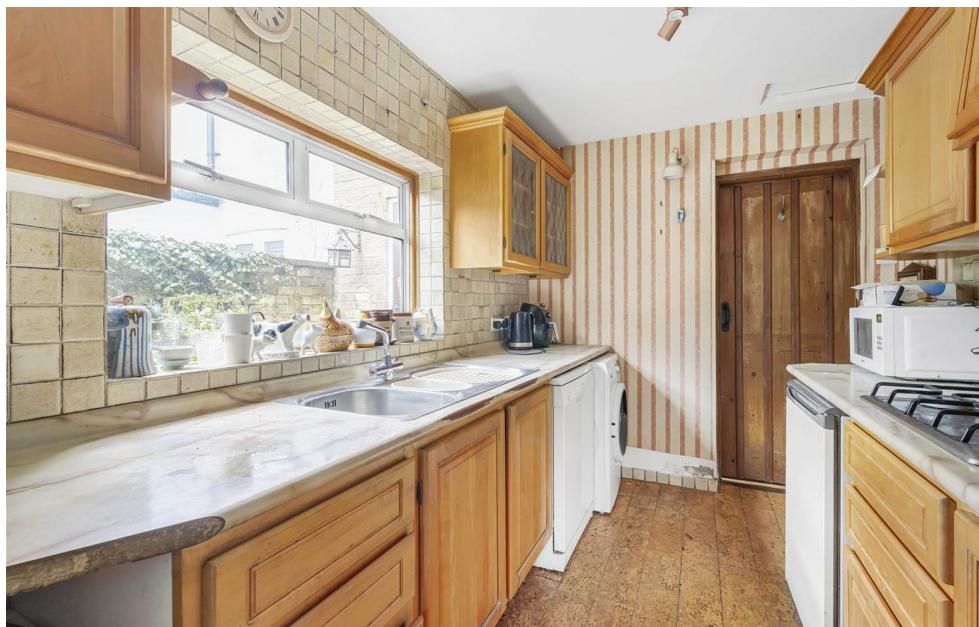
The property is located only a 'stones throw' away from the pretty village green which has a village pub, The Goat and direct access to a large protected woodlands. The village offers excellent local facilities including a village store, additional 2 pubs and a local primary school. The nearby town of Hertford is only approximately 1.5 miles away and provides a variety of shops, restaurants and schools, along with a choice of two mainline train stations which serve London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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## Approximate Gross Internal Area 1383 sq ft - 129 sq m

Ground Floor Area 835 sq ft - 78 sq m

First Floor Area 548 sq ft - 51 sq m



PINK PLAN

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.



Steven Oates

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