



6, Mount Pleasant, Hertford Heath
SG13 7QX

Guide Price £568,000



stevenoates.com



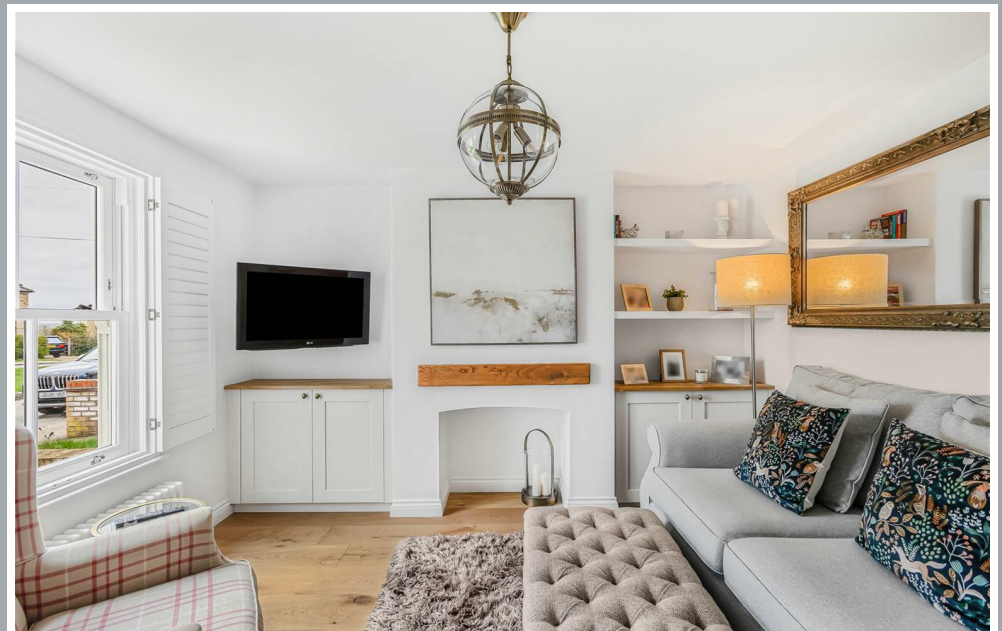
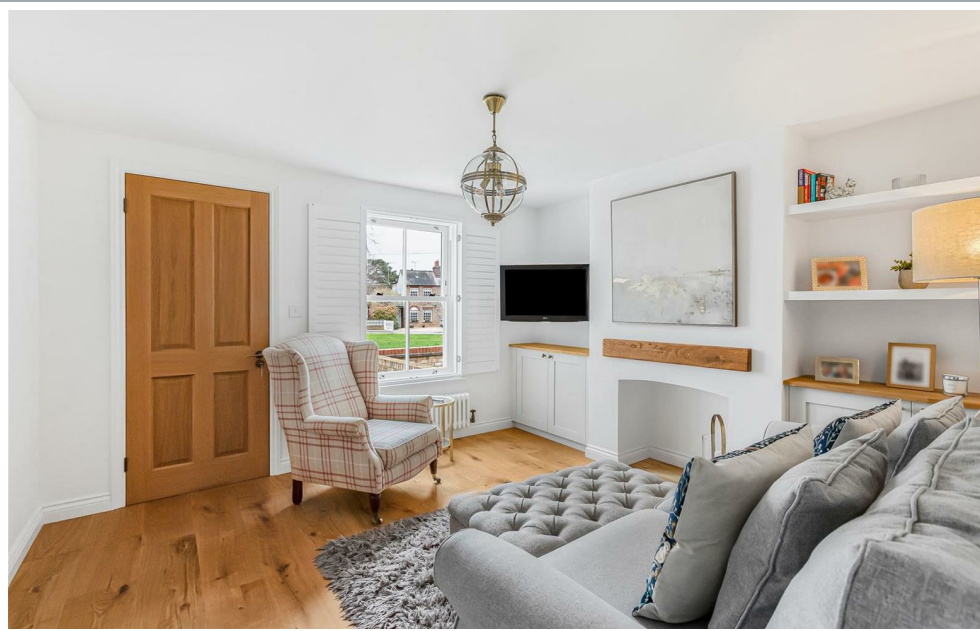
6 Mount Pleasant, Hertford Heath, Hertfordshire, SG13 7QX

A rarely available two-bedroom Victorian semi-detached family home, ideally positioned within a picturesque setting directly adjoining the village green. The property has been fully modernised and thoughtfully extended by the current owner, offering approximately 807 sq ft of well presented accommodation. The ground floor comprises an entrance hallway leading into a bright lounge featuring built-in storage. A door leads through to the dining room, which is open-plan to the contemporary fitted kitchen, creating an ideal space for everyday living and entertaining. A rear lobby provides access to a ground floor cloakroom and a door leading out to the rear garden. On the first floor, there are two well-proportioned bedrooms and a beautifully appointed four-piece family bathroom suite. Externally, the property benefits from on-street parking and a mature south-west facing rear garden. The garden also includes a useful external storage outbuilding.

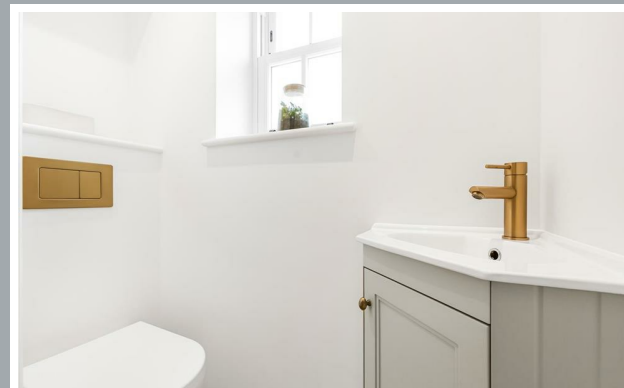
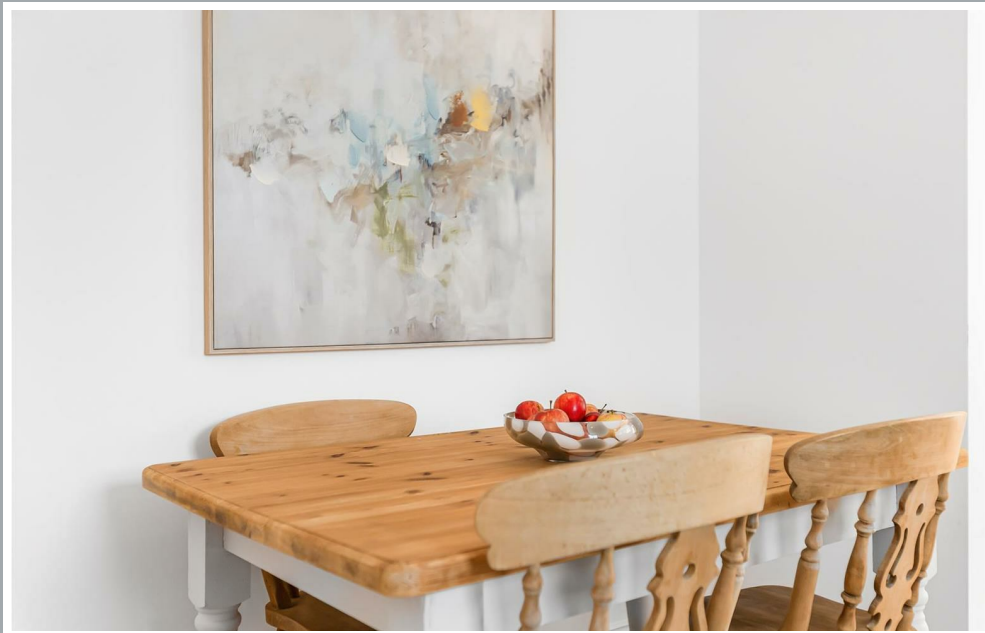
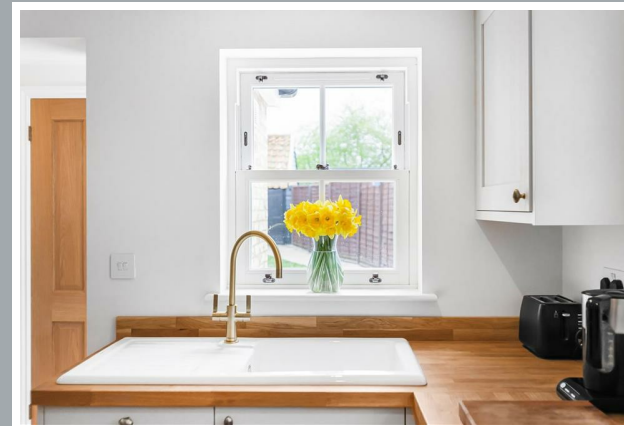
Mount Pleasant is an idyllic setting overlooking the village green with The Goat Pub and leads into a protected woodland. The village also offers excellent localised amenities including a village shop, two more pubs and a village primary school. The nearby towns of Hertford and Hoddesdon are both within a short drive away and provide a good selection of shops, restaurants and mainline train stations with fast services to Central London.



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**Approximate Gross Internal Area 807 sq ft - 75 sq m
(Excluding Outbuilding)**

Ground Floor Area 458 sq ft - 43 sq m

First Floor Area 349 sq ft - 32 sq m

Outbuilding Area 102 sq ft - 10 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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