



Elliot Heath
ESTATE AGENTS

8 Postwood Green, Hertford Heath
Guide Price £850,000

8 Postwood Green

Hertford Heath, Hertford

4 bed in Hertford Heath, overlooking a green.

Featuring dual aspect living room, integrated kitchen/dining room, utility, study, generous garden & driveway. Near amenities & easy access to Hertford

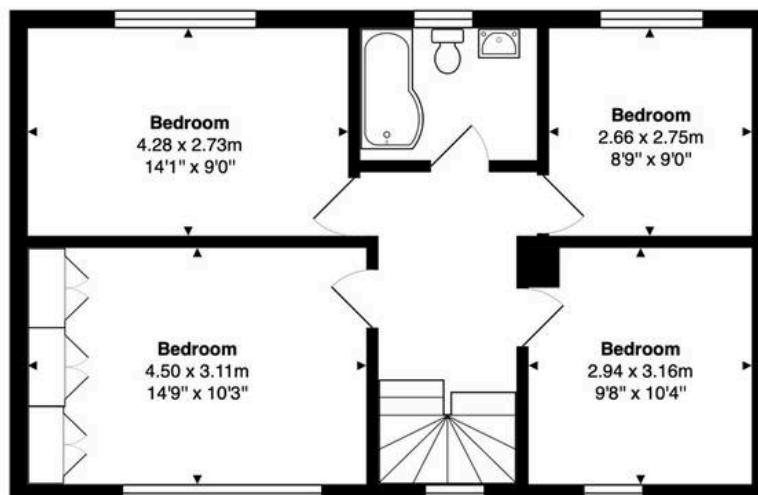
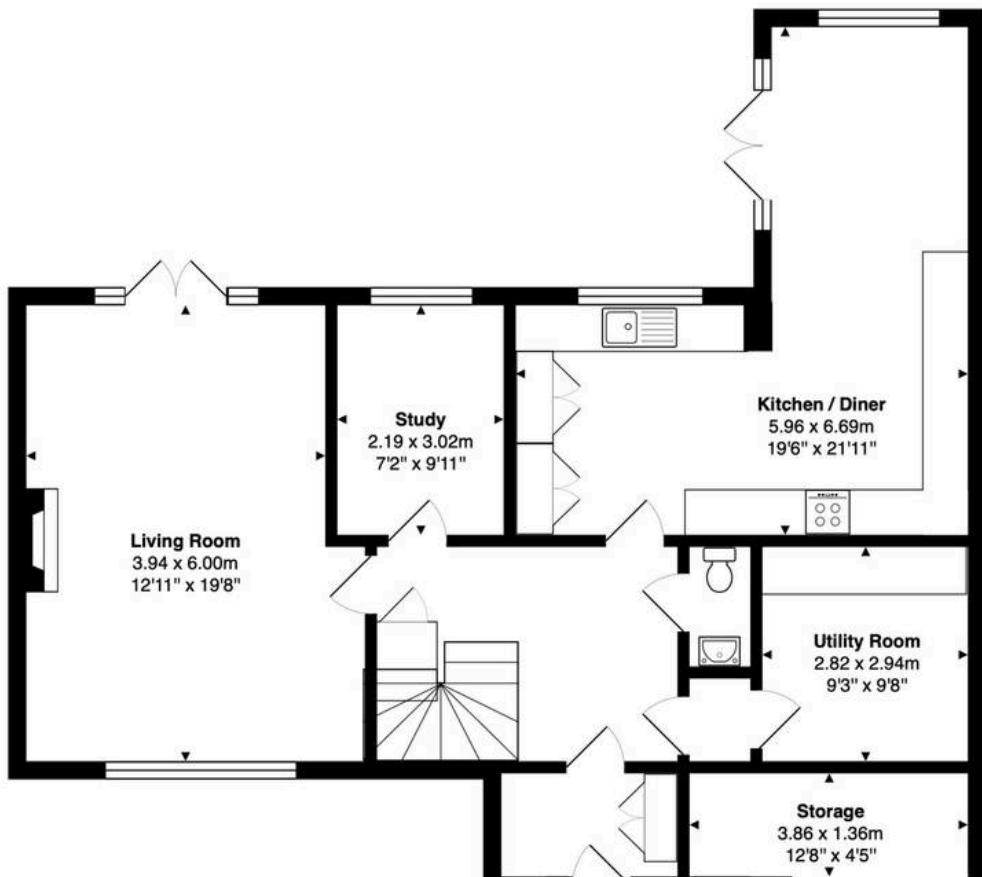
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Area: $93.3 \text{ m}^2 \dots 1004 \text{ ft}^2$

Total Area: $150.5 \text{ m}^2 \dots 1620 \text{ ft}^2$

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With double glazed window to front aspect, built in storage cupboard, wood effect flooring, door to:

Entrance Hall

With stairs rising to first floor landing, understairs storage cupboard, wood effect flooring, radiator, doors to:

Inner Hallway

With door to:

Utility

Fitted with a range of storage units, appliance space, wall mounted boiler, radiator.

Downstairs WC

Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.

Living Room

12' 11" x 19' 8" (3.94m x 6.00m)

Dual aspect with double glazed window to front aspect and double glazed windows and double doors opening onto the rear garden, feature fireplace, radiator.

Study

7' 2" x 9' 11" (2.19m x 3.02m)

With double glazed window to rear aspect, radiator.

Kitchen/Diner

19' 7" x 21' 11" (5.96m x 6.69m)

With double glazed windows and double doors opening onto the rear garden. Comprehensively fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, integrated appliances, wood effect flooring, radiator.

First Floor Landing

With double glazed window to front aspect, doors to:



Bedroom One

14' 9" x 10' 2" (4.50m x 3.11m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards to one wall.

Bedroom Two

14' 1" x 8' 11" (4.28m x 2.73m)

With double glazed window to rear aspect, radiator.

Bedroom Three

9' 8" x 11' 10" (2.94m x 3.61m)

With double glazed window to front aspect, radiator.

Bedroom Four

8' 9" x 9' 0" (2.66m x 2.75m)

With double glazed window to rear aspect, radiator.

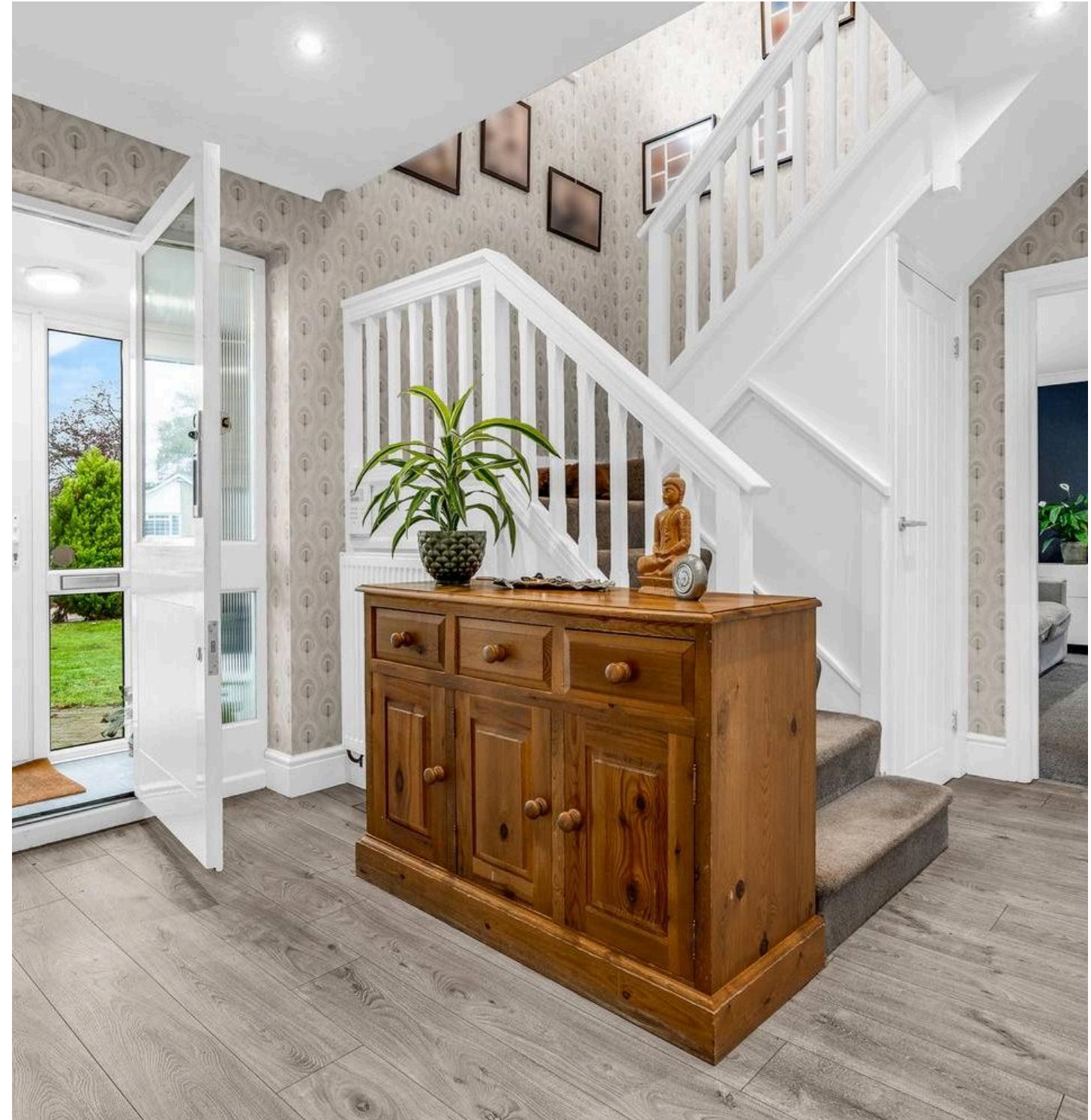
Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.

Outdoor Storage Area

12' 8" x 4' 6" (3.86m x 1.36m)

With window and up and over door to front aspect.





FRONT GARDEN

Front garden mainly laid to lawn with attractive planting and gated access to the rear garden.

REAR GARDEN

The rear garden is of a good size and has been thoughtfully landscaped with two patio seating areas the remainder laid to lawn with mature plant and shrub borders.

DRIVEWAY

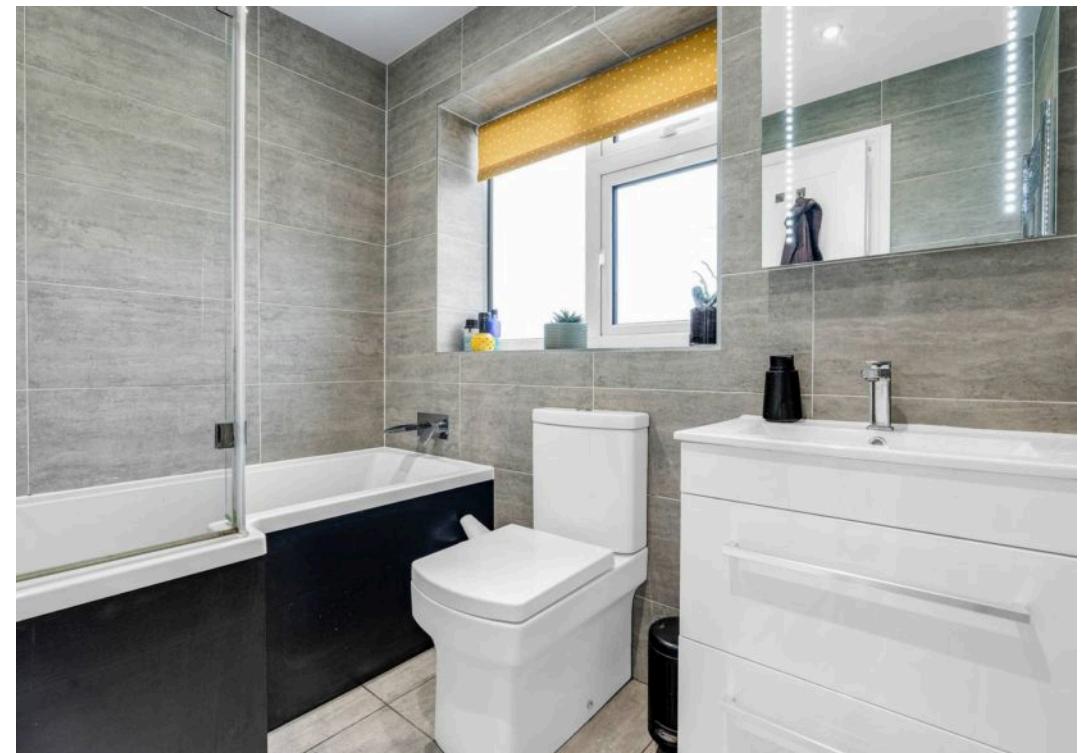
3 Parking Spaces

Block paved driveway providing off street parking for several vehicles with EV charging point.

EV CHARGING

1 Parking Space

EV Charging point located to the front of the property.







Elliot Heath Estate Agents

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