



**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

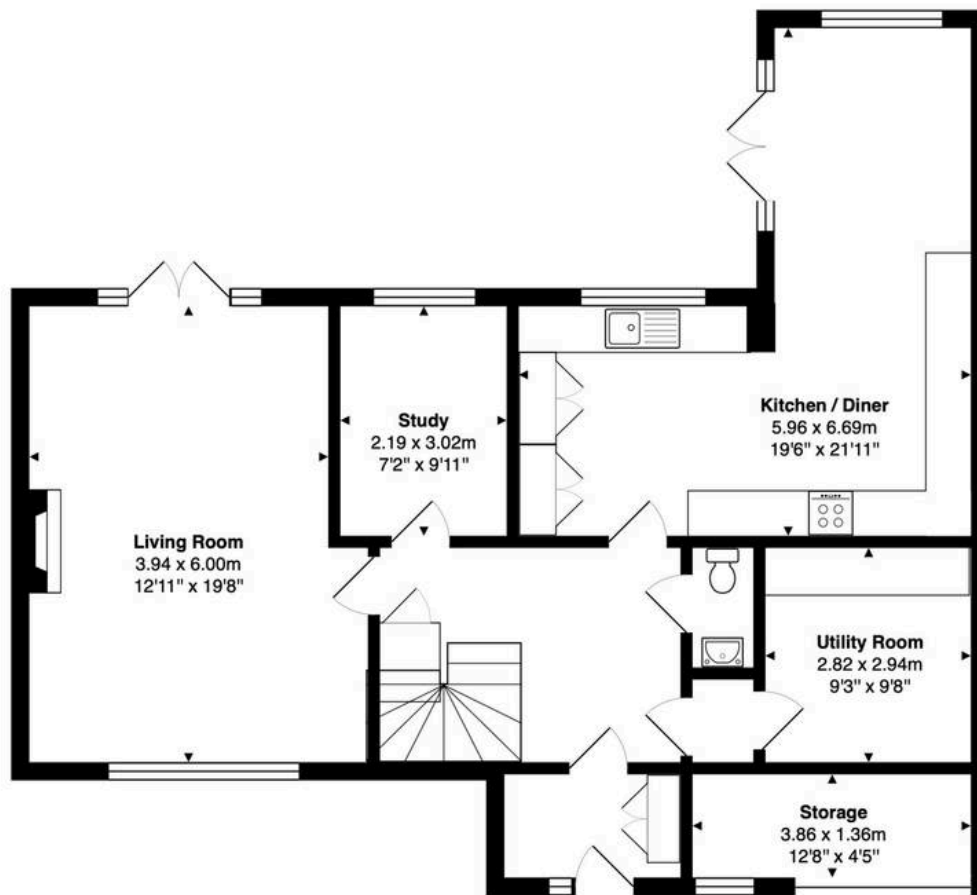
Council Tax band: F

Tenure: Freehold

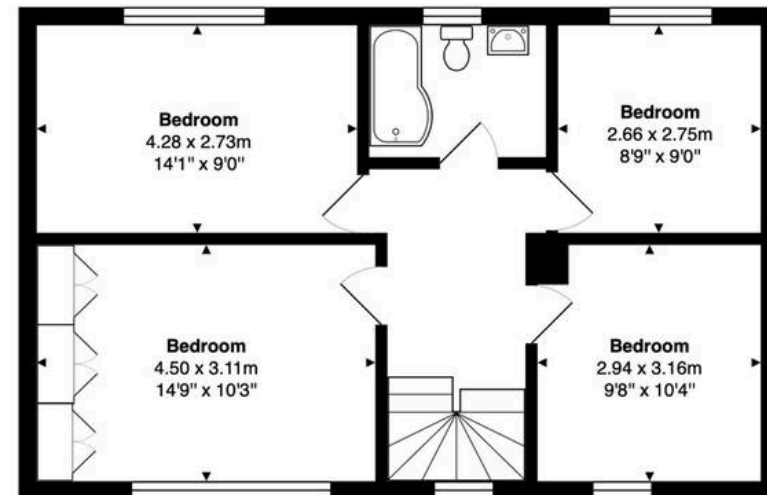
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





**Ground Floor**  
Area: 93.3 m<sup>2</sup> ... 1004 ft<sup>2</sup>



**First Floor**  
Area: 57.3 m<sup>2</sup> ... 616 ft<sup>2</sup>

Total Area: 150.5 m<sup>2</sup> ... 1620 ft<sup>2</sup>



**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.

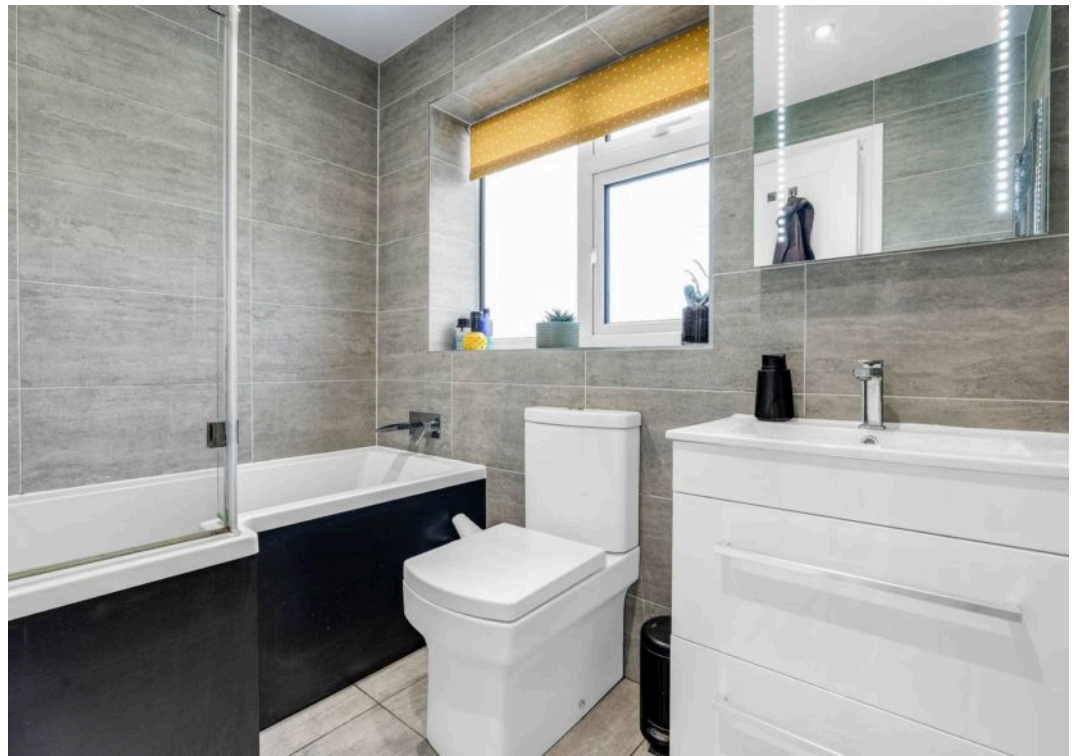
### **EV CHARGING**

1 Parking Space

EV Charging point located to the front of the property.















## Elliot Heath Estate Agents

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