

5, Highfield Road, Hertford
SG13 8BH
Price Guide £1,875,000

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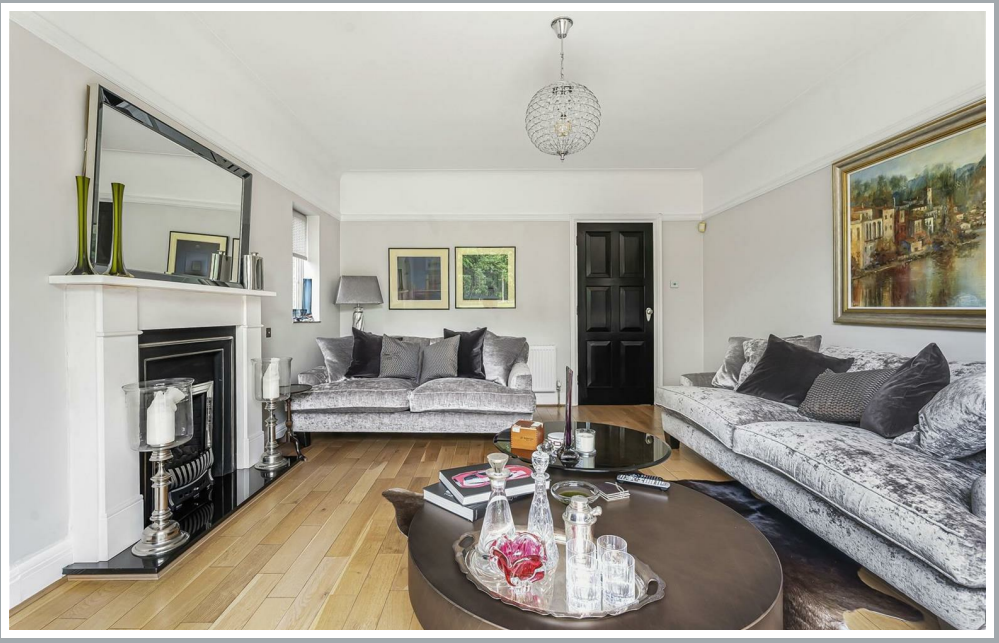
5 Highfield Road, Hertford, Herts, SG13 8BH

A beautifully appointed 4 Bedroom detached home on one of Hertford's most prestigious roads. Occupying a prime position on one of Hertford's most desirable residential roads, this detached family home just a short distance from the town centre and some of the area's most highly regarded schools.
The ground floor boasts two elegant reception rooms and a spacious kitchen/dining room, seamlessly connected by bifold doors to a stunning south-facing private garden perfect for entertaining or relaxing in the sun. The Garden has a fully irrigated watering system and lights in the front and back. The first floor offers four generously sized bedrooms and a well appointed family bathroom. Externally, the property includes large gravel driveway with ample off-street parking and an attached garage with electric charging point. The wraparound gardens create a tranquil and private setting.
Further potential lies in the approved planning permission for loft conversions and planning permission granted for a separate 3 bedroom dwelling or this could be used to further extend the main house.

The property is located in one of Hertford's most sought after residential roads nestled amongst Hertford's prestigious southside. Hertford town centre is only a short distance away (0.5 miles) offering a vibrant collection of shops, restaurants and coffees shops, along with the newly regenerated theatre. Both Hertford North and Hertford East are easily accessible providing fast services to London's Moorgate, Liverpool Street and Kings Cross. The property is also is in an excellent position for Hertford's favoured schooling including both Richard Hale and Simon Balle.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY









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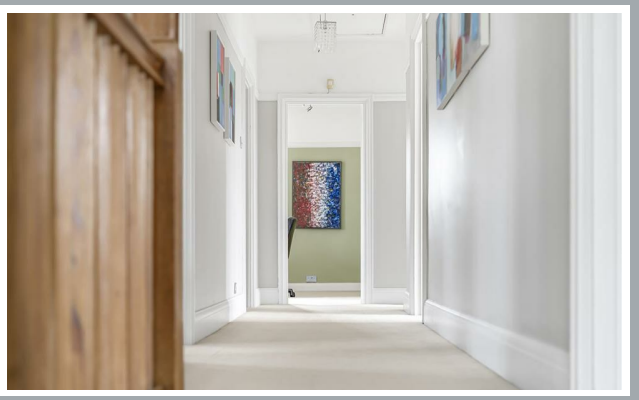





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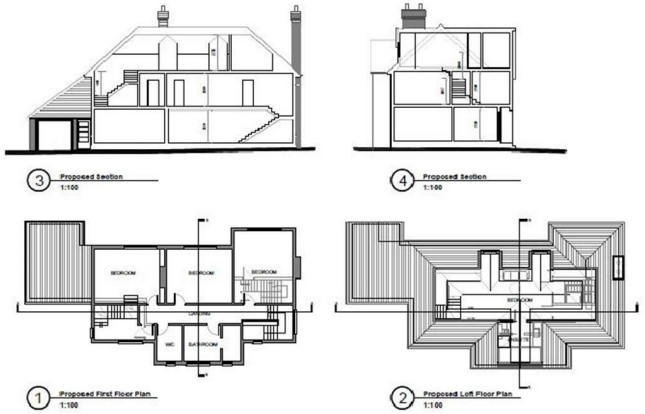

Proposed Drawings- Loft Conversion



Proposed Plans and Elevations

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Approximate Gross Internal Area 2524 sq ft - 234 sq m
(Excluding Garage)
Ground Floor Area 1208 sq ft – 112 sq m
First Floor Area 1316 sq ft – 122 sq m
Garage Area 154 sq ft – 14 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.

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