



3, Watermill Lane, Hertford
SG14 3LB
Guide Price £1,500,000



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3 Watermill Lane, Hertford, SG14 3LB

A substantial detached home set on a mature and private plot in Watermill Lane, Bengeo, offering approximately 2,540 sq ft of versatile accommodation, including a fully self-contained annexe.

The main house is arranged across one level and centres around a large open-plan sitting and dining room, alongside a modern kitchen with dining area, Quooker tap, and two dishwashers. A built-in Bowers & Wilkins sound system serves the kitchen, living space, and gym.

There are four bedrooms, including two principal bedrooms with built-in wardrobes, TV points, and en suites. A further bedroom also includes a TV point. Additional accommodation includes a family bathroom, guest WC, utility room, office/study, and a flexible snug/playroom or gym. Dowsing & Reynolds wardrobe furniture is fitted throughout, with additional loft storage.

The annexe provides high-quality independent accommodation with kitchen (Miele appliances and Quooker tap), living area with Bowers & Wilkins cinema system and Sony 4K projector, shower room, and a versatile bedroom or office. It also benefits from underfloor heating, parquet flooring, and mezzanine storage.

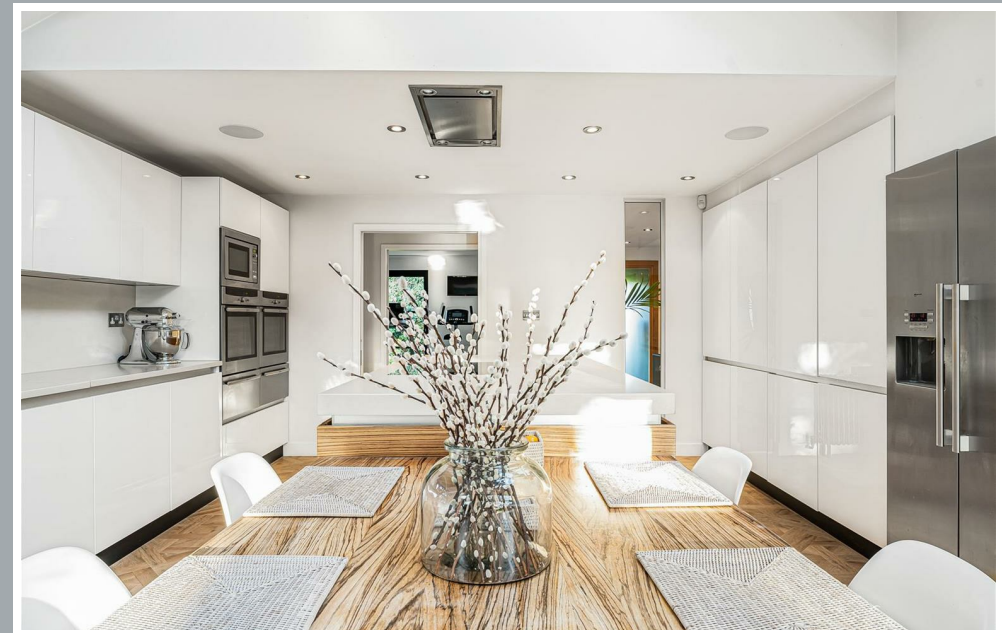
Externally, the property features contemporary black cladding and a landscaped wraparound garden offering privacy. The driveway provides parking for several vehicles. Further benefits include CCTV, external power points, hot and cold taps, and a Biohort garden shed with power.

The property is well positioned for countryside walks, Hertford North station, and the town centre.

Watermill Lane is one of Bengeo's quieter residential areas, offering easy access to local schools, open green spaces, and transport links back into Hertford.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



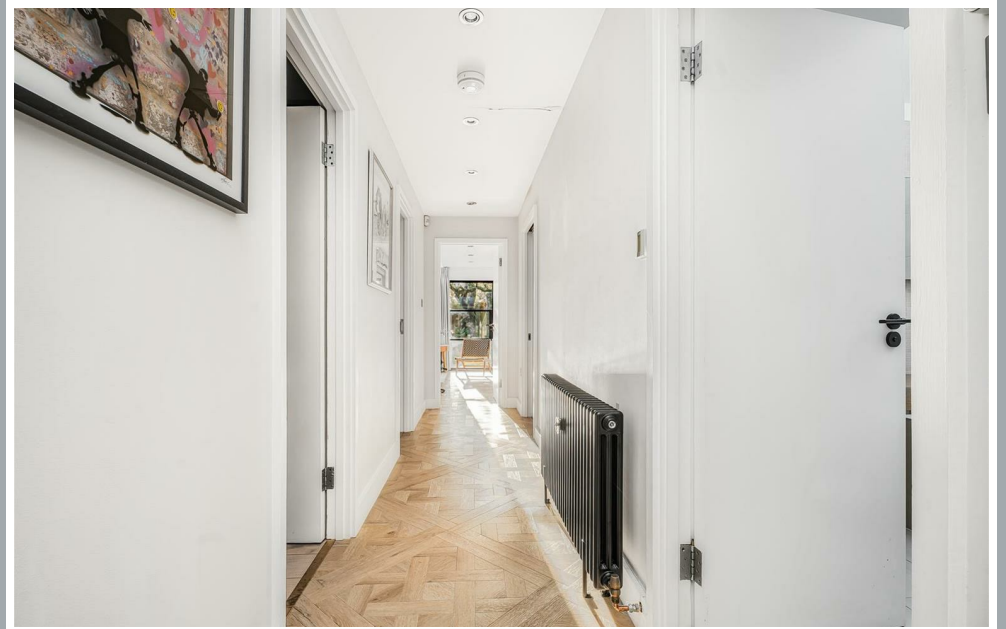
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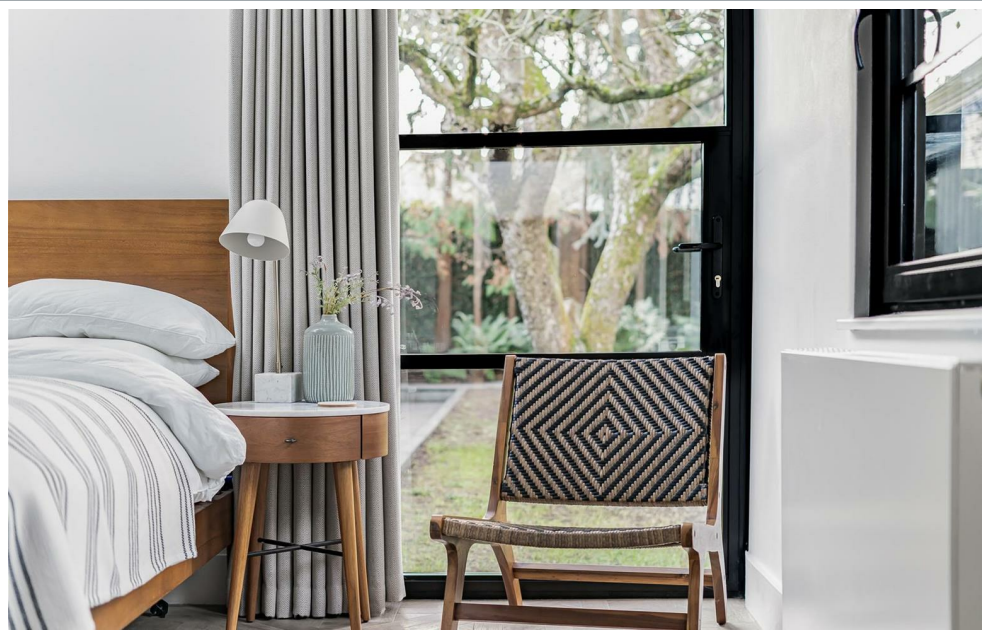
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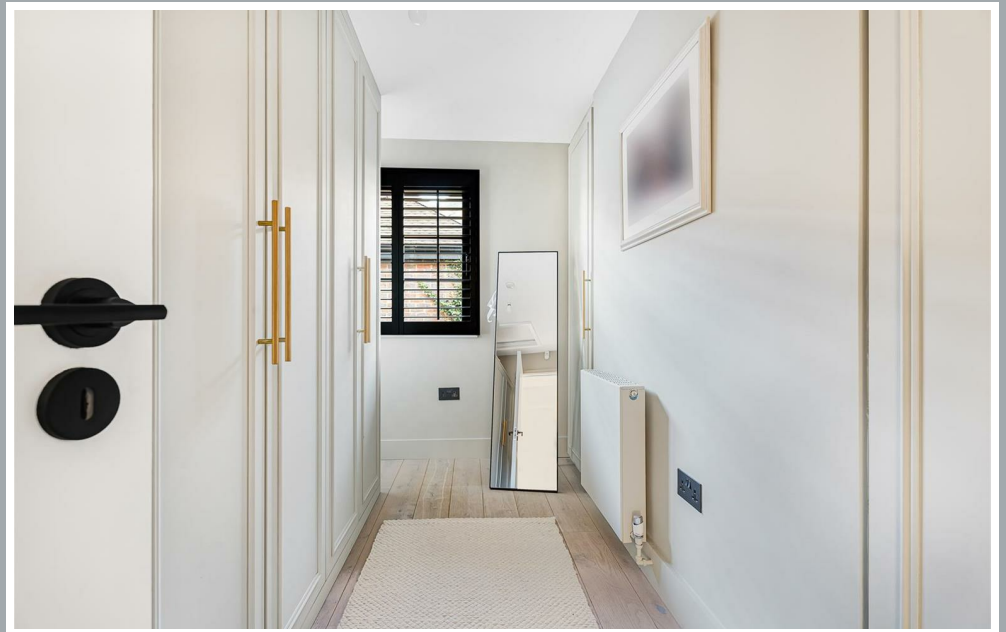
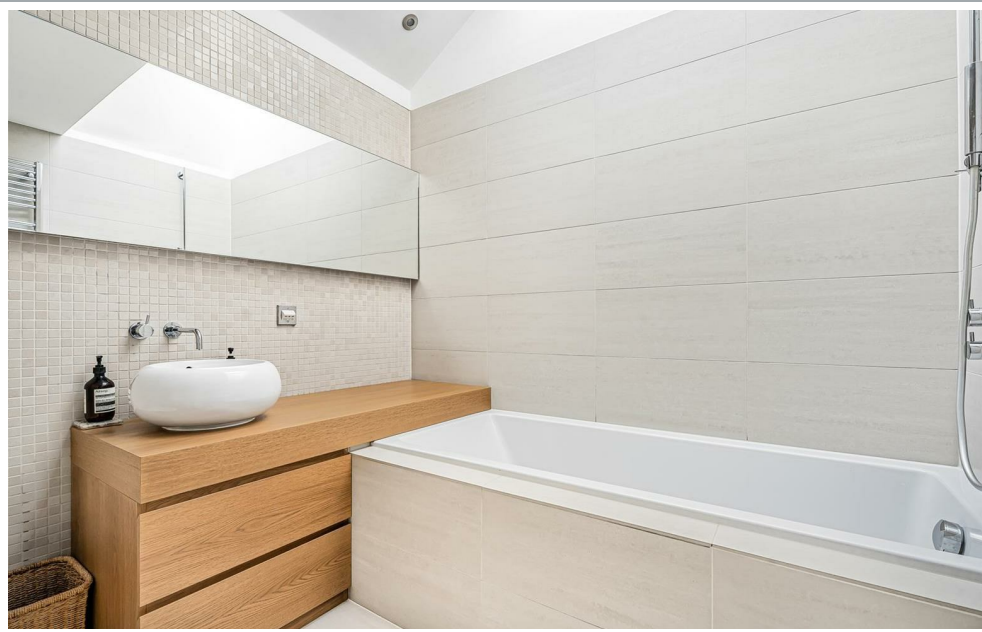
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Approximate Gross Internal Area 2540 sq ft - 236 sq m
(Including Annexe)



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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