



143, London Road, Hertford Heath  
SG13 7RH  
Guide Price £800,000



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## 143 London Road, Hertford Heath, Hertfordshire, SG13 7RH

RENOVATED COTTAGE WITH LARGE DETACHED VICTORIAN ANNEXE - A rare opportunity to acquire this period 4 bedroom end terrace cottage with a wealth of charm and character, which also has a DETACHED two storey ANNEXE to the rear which offers great potential to either work from home or a separate living accommodation which offers two reception rooms, a kitchen and a bedroom. The main house offers spacious living accommodation comprising of a lounge, dining room, kitchen, office bathroom and utility room and benefits from a landscaped rear garden and a drive to the front of the property with space for two vehicles.

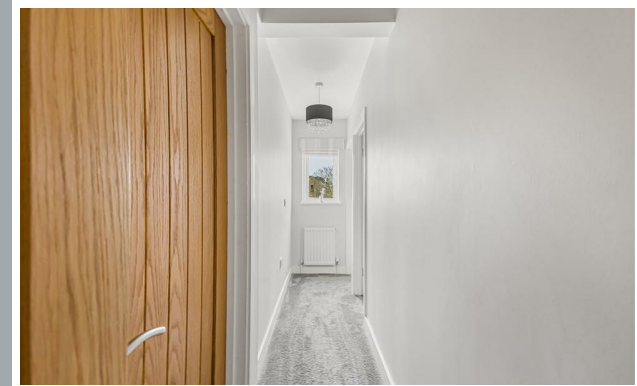
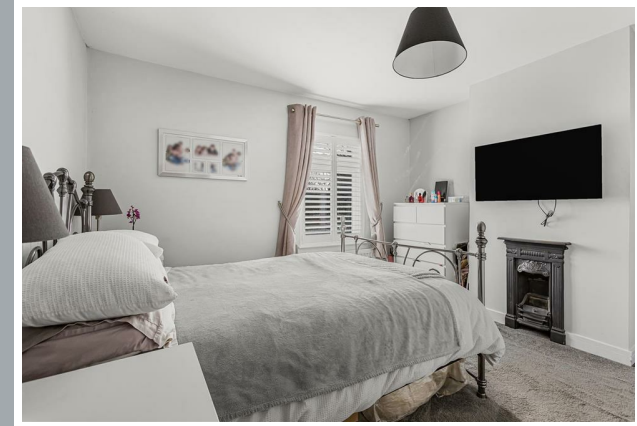
The property is located only a 'stones throw' away from the pretty village green which has a village pub, The Goat and direct access to a large protected woodlands. The village offers excellent local facilities including a village store, additional 2 pubs and a local primary school. The nearby town of Hertford is only approximately 1.5 miles away and provides a variety of shops, restaurants and schools, along with a choice of two mainline train stations which serve London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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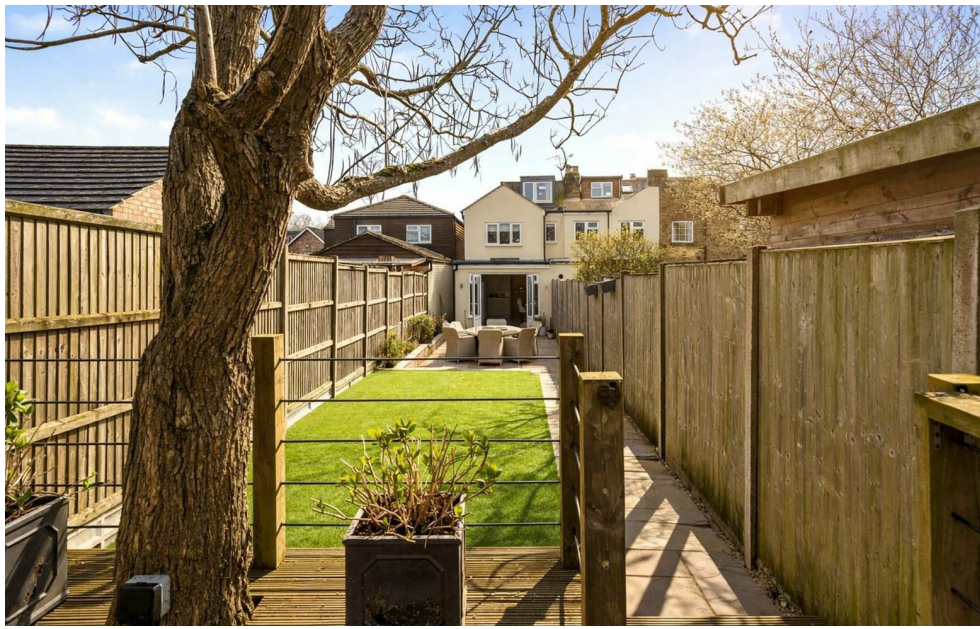
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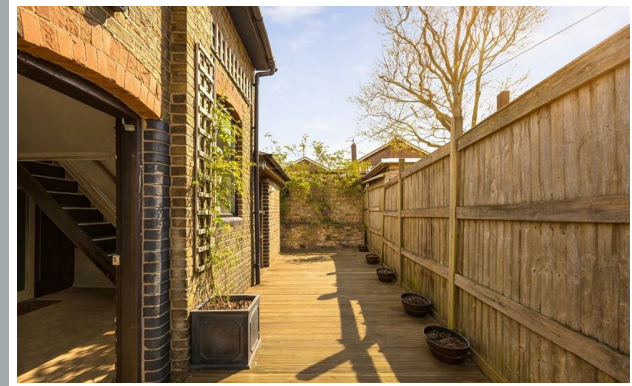
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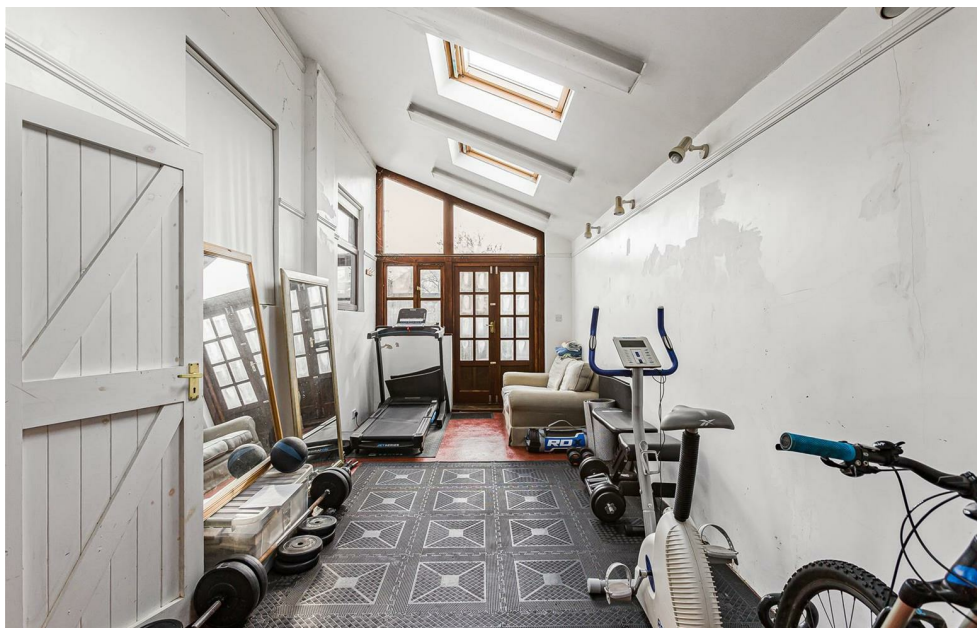
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**Approximate Gross Internal Area 2090 sq ft - 194 sq m**  
 Ground Floor Area 706 sq ft - 66 sq m  
 First Floor Area 516 sq ft - 48 sq m  
 Second Floor Area 196 sq ft - 18 sq m  
 Annexe Ground Floor Area 476 sq ft - 44 sq m  
 Annexe First Floor Area 196 sq ft - 18 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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