

21c Birch Green
Hertford, Hertfordshire SG14 2LR
Guide price £199,995





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Morgan Alexander are delighted to present this charming one-bedroom ground-floor apartment, featuring a modern fitted kitchen, a spacious lounge, a generously sized bedroom, and bathroom.

The property also benefits from its own private garden, providing a rare and highly sought-after outdoor space. Situated in the picturesque rural village of Birch Green, this home offers the perfect blend of tranquil countryside living and easy access to Hertford's vibrant amenities and excellent transport links.

Key Features:

A bright and welcoming lounge with a characterful fireplace, enhanced by plenty of natural light from large double-glazed windows.

A modern-style kitchen, complete with sleek cabinets, modern fittings, and ample storage. A rear-facing window overlooks the gardens.

A good-sized double bedroom with built-in mirrored wardrobes.

A spacious bathroom featuring a modern white suite, including a bath with an overhead.

Outdoor Space:

The property boasts a private rear garden, an enviable feature for a ground-floor apartment. The garden is mainly laid to lawn with a useful garden shed.





Ground Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 37.5 sq. metres (403.9 sq. feet)

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	
England & Wales			England & Wales		

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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