

7 Downfield Road  
Hertford, SG13 7RX  
Offers in excess of £535,000







## 7 Downfield Road Hertford, SG13 7RX

A charming four-bedroom home offering 1,425 sq. ft. of flexible living space in a prime location near the village green. Thoughtfully designed across three floors, it blends modern convenience with classic charm. Set back from the road, it features private parking and a rear garage.

The welcoming hallway leads to a cloakroom/WC. The spacious front-facing living room boasts an elegant fireplace, while the well-equipped kitchen/breakfast room offers ample storage, sleek countertops, a central island, and integrated appliances. French doors open into a bright conservatory, seamlessly connecting to the landscaped garden with a patio, artificial lawn, and decked seating area.

The first floor hosts three bedrooms and a stylish family bathroom. The top floor features a versatile fourth bedroom with a shower and eaves storage. A rear gate provides direct garage access.

Hertford Heath is a picturesque village, 26 miles from London, with a convenience store, well-regarded pubs, and an excellent junior school. The prestigious Haileybury College and other top schools are within easy reach. Nature lovers can enjoy Hertford Heath Nature Reserve and Balls Wood.

The county town of Hertford, just three miles away, offers shopping, dining, and leisure facilities, plus two mainline stations with links to London. Broxbourne Station is also nearby.

This exceptional home combines village charm with modern living—viewings highly recommended.

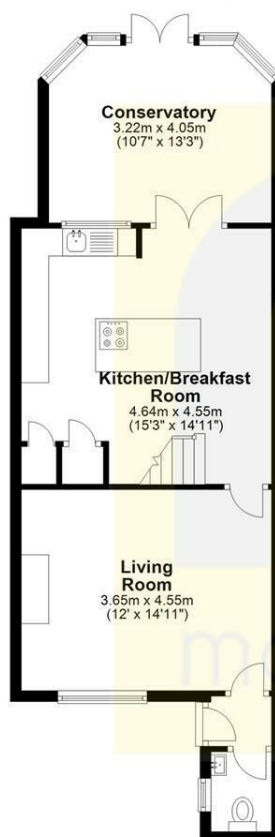




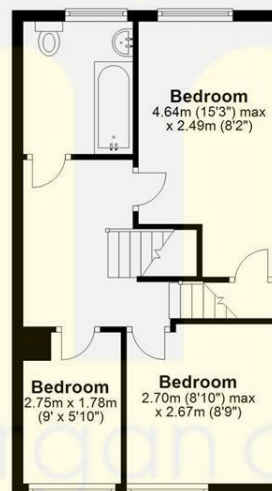




**Ground Floor**  
Approx. 53.9 sq. metres (580.7 sq. feet)



**First Floor**  
Approx. 38.1 sq. metres (409.9 sq. feet)



**Second Floor**  
Approx. 27.1 sq. metres (292.2 sq. feet)



**Outbuilding**  
Approx. 13.2 sq. metres (142.5 sq. feet)



**Total area: approx. 132.4 sq. metres (1425.2 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 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.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### 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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