4a Church Hill Hertford, SG13 7RS Offers in excess of £510,000









4a Church Hill Hertford, SG13 7RS

Extended to the rear, the property offers spacious accommodation and sits on a generous plot with a driveway, garage, and a well-sized rear garden.

Set back from the road, the home welcomes you via an entrance porch leading into a bright hallway with stairs to the first floor. The front-facing lounge/diner is a fantastic open-plan space, perfect for both relaxing and entertaining. The kitchen, located towards the rear, provides access to a rear lobby, which leads to the garden and a convenient cloakroom/WC.

Upstairs, three well-proportioned bedrooms and a family bathroom complete the accommodation. The property does require modernisation, offering a blank canvas for buyers to create a home suited to their needs.

Hertford Heath is a charming village just three miles from the county town of Hertford. With a range of amenities, well-regarded pubs, and excellent schooling, including the prestigious Haileybury College, it's an ideal location for families. The surrounding countryside, including Hertford Heath Nature Reserve, provides wonderful outdoor spaces to explore.

Transport links are excellent, with Hertford's two mainline stations offering direct connections to London, and Broxbourne Station also within easy reach.









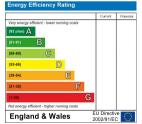


Area: 50.4 m² ... 542 ft² Total Area: 98.2 m² ... 1057 ft²

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.

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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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