

31 Brickendon Green
Herford, Hertfordshire SG13 8PB
Guide price £1,295,000

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Set on a mature, landscaped plot with views over the golf course, and walking distance from the local pub, the home offers rural charm with community convenience. Recently refurbished and remodelled to a high standard, it features oil-fired central heating, double glazing, and future extension potential (STPP).

Inside, the spacious entrance hall with WC leads to a bright dual-aspect living room with fireplace, and an open-plan kitchen/dining/family room with island, integrated appliances, and log burner. French doors open to the garden from both the side and rear. A rear lobby gives further garden and stair access.

Upstairs, the luxurious master suite includes fitted wardrobes, Juliet balcony, and en-suite bathroom. The second bedroom also has an en-suite shower room, while the third double bedroom is served by a stylish family bathroom.

The private gardens are a standout, featuring mature planting, large lawns, and multiple entertaining areas. A spacious private driveway offers ample off-street parking.

Located 3.5 miles south of Hertford and near Bayford Station (direct links to London), Brickendon is surrounded by Green Belt countryside and close to top schools like Haileybury, Heath Mount, and Queenswood. Nearby attractions include Broxbourne Woods and Brickendon Grange Golf Club.

A truly special home offering turn-key living in a picturesque setting.





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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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

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