

58 Woodland Road
Herford, SG13 7QW
Guide price £475,000





58 Woodland Road Hertford, SG13 7QW

CHAIN FREE, this three-bedroom extended family home in the sought-after village of Hertford Heath presents an exciting opportunity for those looking to add their own style.

Extended right across the back, the property offers spacious accommodation and sits on a generous plot with a driveway and a good size rear garden backing onto the church.

Set back from the road, the home welcomes you into a bright hallway with stairs to the first floor and access to a ground floor shower room and WC. The front-facing living room is a fantastic space, perfect for both relaxing and entertaining with door leading to a dining room, with French doors the garden. The kitchen/ breakfast room, located towards the rear, offers built-in units and cupboards, space for a table and provides access to a side lobby, which leads to the garden and front.

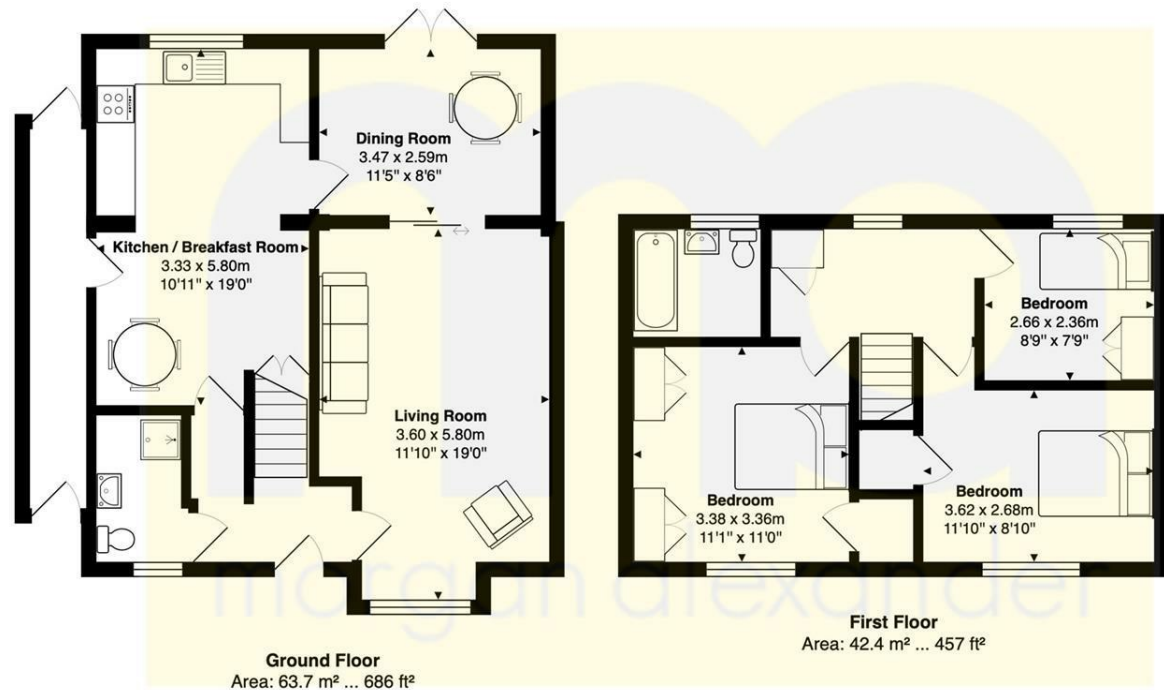
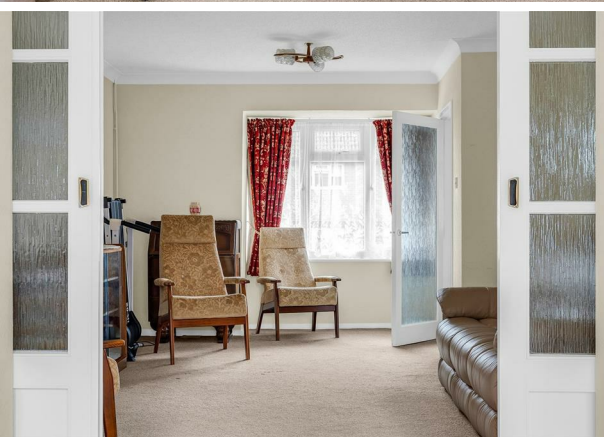
Upstairs, three well-proportioned bedrooms and a family bathroom complete the accommodation. The property does require modernisation, offering a blank canvas for buyers to create a home suited to their needs.

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.

A fantastic opportunity in a prime location-viewings highly recommended!





Total Area: 106.2 m² ... 1143 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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

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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