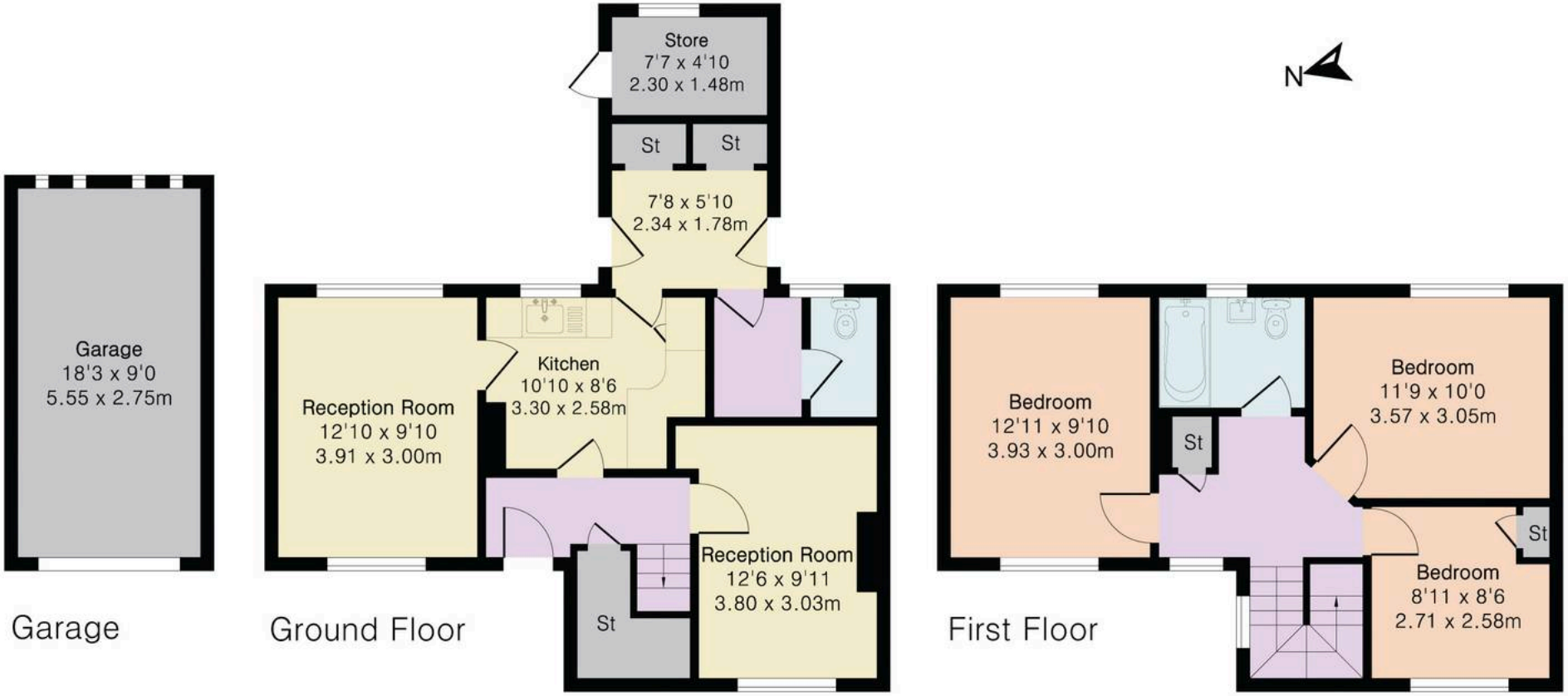
morgan alexander

# Waterford Hall Farm Cottages High Road, Waterford

Guide Price £499,995

**Approximate Gross Internal Area 1042 sq ft - 96 sq m**
**(Excluding Garage)**

Ground Floor Area 574 sq ft – 53 sq m
First Floor Area 468 sq ft – 43 sq m
Garage Area 164 sq ft – 15 sq m



# Waterford Hall Farm Cottages High Road

## Waterford, Hertford

CHAIN FREE | THREE-BEDROOM COTTAGE | APPROX. 1,042 SQ FT EXCLUDING GARAGE | REQUIRES MODERNISATION | EXCELLENT POTENTIAL TO IMPROVE AND EXTEND, SUBJECT TO PLANNING | TWO RECEPTION ROOMS | GENEROUS FRONT AND REAR GARDENS | GARAGE AND DRIVEWAY | FAR-REACHING COUNTRYSIDE VIEWS | SEMI-RURAL LOCATION ON THE OUTSKIRTS OF HERTFORD
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B

- Chain Free
- Three-Bedroom Cottage
- Approximately 1,042 Sq Ft, Excluding Garage
- Requiring Comprehensive Modernisation
- Excellent Potential to Improve and Extend, Subject to Planning
- Two Reception Rooms
- Generous Front and Rear Gardens
- Driveway and Detached Garage
- Far-Reaching Countryside Views
- Semi-Rural Setting on the Outskirts of Hertford

# Morgan Alexander

**Morgan Alexander Estates, 40 Castle Street - SG14 1HH**

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These particulars are intended as a general guide only and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure accuracy, Morgan Alexander accepts no responsibility for any errors or omissions. All measurements, floor plans, photographs and descriptions are approximate.