



7 Harlings, Hertford Heath, Hertford, SG13 7PQ
Guide Price £775,000



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*** LOOKING FOR A PROJECT*** This FOUR-bedroom detached family house is PERFECT for you to put your own stamp on. Located in the VERY POPULAR Hertford Heath, this property is offered CHAIN FREE!

Requiring an upgrade. Potentially the property could be extended as several neighbours have already done, (STPP). The Quiet Cul-de-Sac is situated close to Haileybury College which is also next to the Hertford Heath Nature Reserve a lovely tranquil part of the village. The property is close to the FAMOUS Victorian Water Tower which features on Televisions Grand Design. You will appreciate the detached DOUBLE Garage with driveway parking for TWO further cars. The garage offers scope as a workshop. The large rear garden backs onto woodland area which is protected. Call Lanes Estate Agents now for your appointment where, at the viewing, we can give you an overview of what can be done to the property



Entrance Hall

Door to Reception TWO, Kitchen and ground floor W/C. Arch to Main Reception and stairs to first floor

Lounge - Diner

22'1 x 11'10 (6.73m x 3.61m)

Good size double aspect room with window to front aspect and double doors to rear garden

Second Reception

Originally used as formal dining room, this gives you the flexibility to use as an office, TV room or perhaps a children's playroom

Kitchen

11'10 x 10'6 (3.61m x 3.20m)

Window and door to rear garden. Units require replacement

Ground Floor W/C

Low level W/C and wash hand basin . Window to front aspect

Landing

Half landing window. Double door storage cupboard. Doors to all rooms

Bedroom One

14,8 x 10,1 (4.27m,2.44m x 3.05m,0.30m)

Window to front aspect. Door to En-Suite. TWO recessed wardrobes

En'- Suite Bathroom

Bath with low level W/C, and Wash hand basin. window to front aspect

Bedroom Two

12'9 x 9'6 (3.89m x 2.90m)

Window to front aspect

Bedroom Three

12'1 x 9'1 (3.68m x 2.77m)

Window to rear aspect

Bedroom Four

12'1 x 7'1 (3.68m x 2.16m)

Window to rear aspect

Family Bathroom

Panel Bath, Low Level W/C and Wash hand basin. Window to Front Aspect

Front Garden

Established planting. Pathway to both sides of the property leading to the rear garden

Rear Garden

Large un-overlooked rear garden with established trees and shrubs

DOUBLE Garage

18' x 18' (5.49m x 5.49m)

Great Double garage with no dividing wall, making it perfect for any size of car or could have other multiple uses such workshop or Gym

Parking

In addition to the garage parking, the drive currently offers TWO parking places. This could be increased by modifying the grass area to the left of the drive/garage creating a different drive/parking layout







TOTAL FLOOR AREA: 1718 sq.ft. (159.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Class	Score
Very energy efficient - lower running costs	(92 plus)	A	78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	(1-20)	G	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Class	Score
Very environmentally friendly - lower CO ₂ emissions	(92 plus)	A	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not environmentally friendly - higher CO ₂ emissions	(1-20)	G	
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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