



10 The Roundings, Hertford Heath, Hertford, SG13 7PX

£1,400,000



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An opportunity not to be missed to purchase this rare 1880's property in the village of Hertford Heath. Located on a private road near Haileybury School, Lanes Estate agents are pleased to offer this Five Bedroom Detached property. Internally there is a wealth of living accommodation. Downstairs has a welcoming entrance hall with two receptions, kitchen diner and a cosy garden room overlooking a beautiful garden. Upstairs has five good size bedrooms and family bathroom. Surrounded by woodland, the outside features off street parking for three cars, and approximately a 100ft rear garden which wraps around the side of the house. There is a large workshop which could be converted into an outside office or Gym which has power and lighting and is also WI-FI enabled. An early viewing of this property is highly recommended.



Ground Floor

Enatrance Hall

Reception One 15'9" max x 17" (4.80m max x 5.18m)
(Narrowing to 11")

Lounge/Diner 21'4"x 17" max (6.50mx 5.18m max)
(Narrowing 11'2")

Kitchen/Diner 18'4" x 20'11" (5.59m x 6.38m)

Utility Room 5'9" x 7'4" (1.75m x 2.24m)
Leads on to downstairs W/C

Garden Room 5'9" x 12'5" (1.75m x 3.78m)

First Floor

Bedroom One 11'2" x 16'9" (3.40m x 5.11m)

Bedroom Two 13'4" x 14'1" (4.06m x 4.29m)

Bedroom Three 11'3" x 14'2" (3.43m x 4.32m)

Bedroom Four 8" x 10'7" (2.44m x 3.23m)

Bedroom Five 11'5" x 11'4" (3.48m x 3.45m)

Shower Room

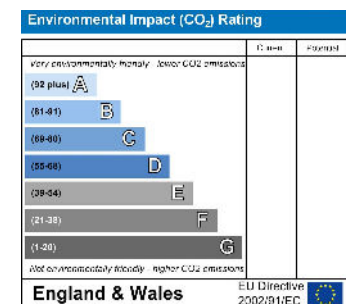
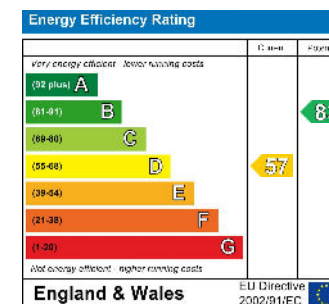
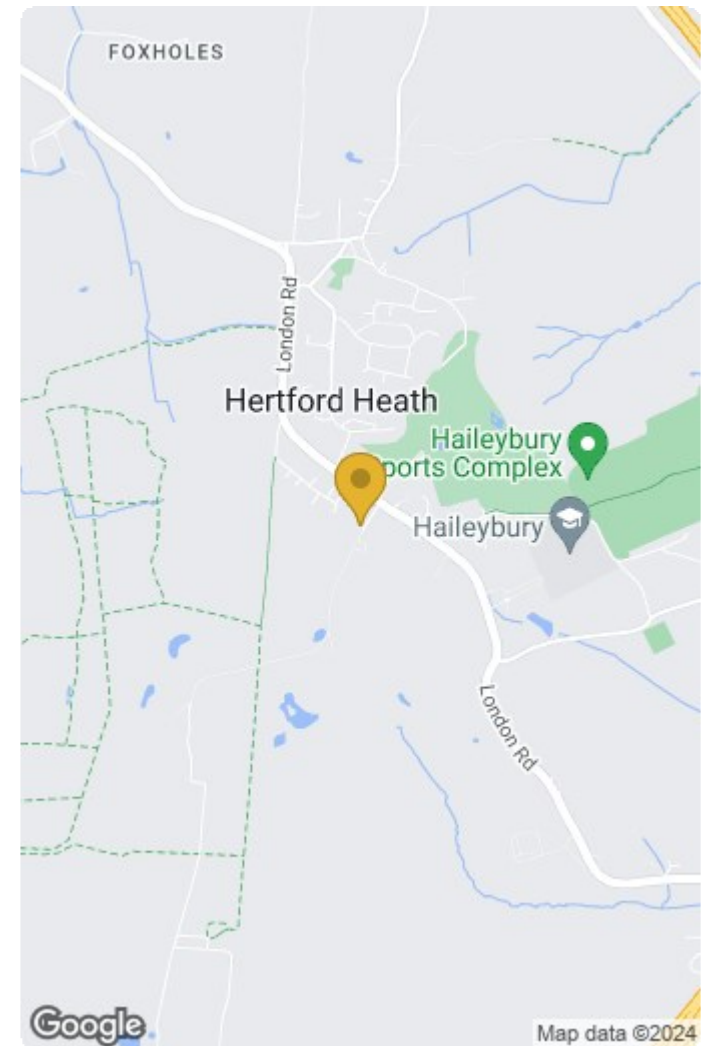
Separate W/C

Workshop 15'6 x 7'10 (4.72m x 2.39m)

Covered Storage Area 13 x 7'10 (3.96m x 2.39m)







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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