



7 Broad Green Wood, Bayford, Hertford, SG13 8PS
Offers In Excess Of £1,000,000



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A rare opportunity to purchase this renovated and extended Four Bedroom Family Home located on the outskirts of the popular village of Bayford.

Immaculately presented throughout and to the highest order the property has a wonderful 30' Kitchen dining room, with triple aspect access to the wrap around rear garden, perfect for entertaining and summer evenings. Completing the ground floor accommodation there is further reception room, utility area and downstairs cloakroom. Upstairs there is a spacious landing that leads to four good sized bedrooms. The master bedroom benefits from views over the rear garden, it's own Juliet balcony and walk in wardrobe through to En-Suite. There is also a spacious family bathroom.

The property sits on a corner plot approx. 0.35 of an acre and adjoins a small wood giving access to the open countryside offering stunning views and walks, There is ample off street parking for several cars and a summer house / outbuilding which could be converted into a home gym, bar or simply a great storage solution.

Bayford train station gives you access to Central London and is approximately one mile away. You are also just a short drive from Hertford Town Centre and all other amenities. This family home is a way of life tucked away in a private road. This is a superb opportunity and shouldn't be missed. Please call Lanes Estate Agents today.



Hallway

Reception 11'4 x 11'10 (3.45m x 3.61m)

Dining Area 12'8 x 11'5 (3.86m x 3.48m)

Kitchen / Reception Room 30'10 x 15'3 (9.40m x 4.65m)

First floor

Bedroom One 15'4 x 11'2 (4.67m x 3.40m)

Bedroom Two 15'4 max x 10'3 (4.67m max x 3.12m)

Bedroom Three 11'8 x 11'5 (3.56m x 3.48m)

Bedroom Four 11'5 x 11'4 (3.48m x 3.45m)

Outside

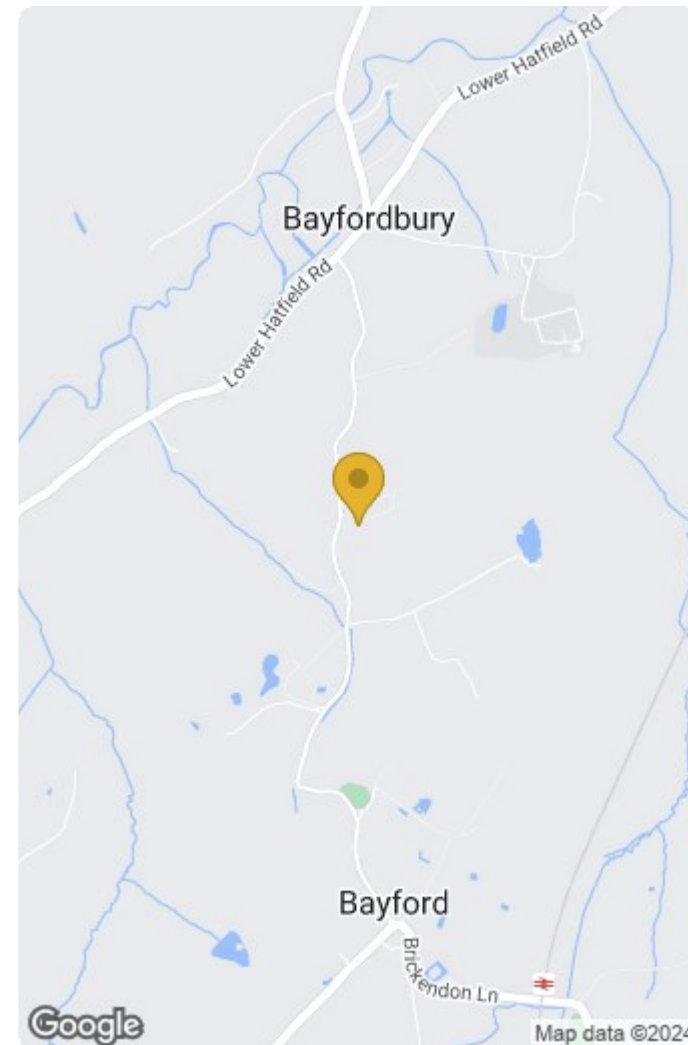
Summer House / Garden Room 24'5 12'5 (7.44m 3.78m)







Broad Green Wood
 Approximate Gross Internal Floor Area : 169.30 sq m / 1822.33 sq ft
 (Excluding Garden Room)
 Garden Room : 28.20 sq m / 303.54 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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.

