



81 London Road, Hertford Heath, Hertford, SG13 7RJ  
Offers In Excess Of £650,000





## 81 London Road, Hertford, SG13 7RJ

A superb opportunity to buy an extended four bedroom semi detached family home, in the very popular village of Hertford Heath. Based on London Road itself you are perfectly positioned to access Hertford, Ware and Hoddesdon local schools and amenities. Hertford East station is under two miles away and you are close to the A10 and A414.

Internally the property gives a warm welcome leading you into a large lounge then dining area. The kitchen leads to a utility room accessing the integral garage which could be converted and the rear garden. The first floor landing is spacious giving access to four good sized bedrooms and a family bathroom. Again, you could change the configuration to add an En-suite. This is all subject to planning.

Externally and to the front there is parking for two / three vehicle's and access to the garage. To the rear there is a beautifully kept and mature garden. There is an old garage which also offers a great storage option.



**Lounge Diner** 22'8 x 20'9 max (6.91m x 6.32m max)

**Kitchen** 10'5 x 9'10 (3.18m x 3.00m)

**Utility** 8'8 x 7'5 (2.64m x 2.26m)

**Integral Garage** 14'10 x 8'8 (4.52m x 2.64m )

**First Floor**

**Bedroom One** 17'3 x 10'6 (5.26m x 3.20m)

**Bedroom Two** 16'5 x 8'8 (5.00m x 2.64m)

**Bedroom Three** 12'6 x 8'9 (3.81m x 2.67m)

**Bedroom Four** 8'9 x 7'11 (2.67m x 2.41m)

**Family Bathroom**



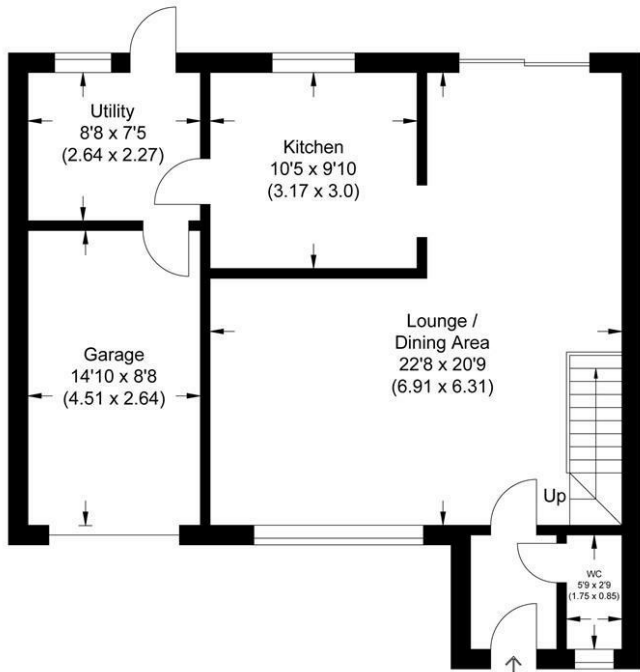




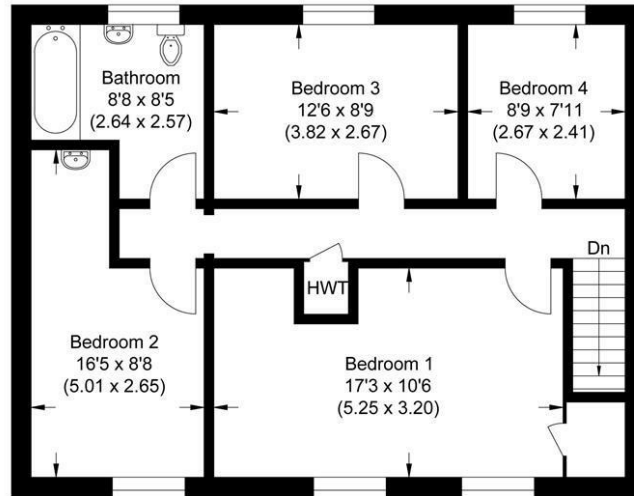




Approximate Gross Internal Area  
 117.53 sq m / 1265.08 sq ft  
 (Excludes Garage)  
 Garage Area 11.91 sq m / 128.19 sq ft



Ground Floor

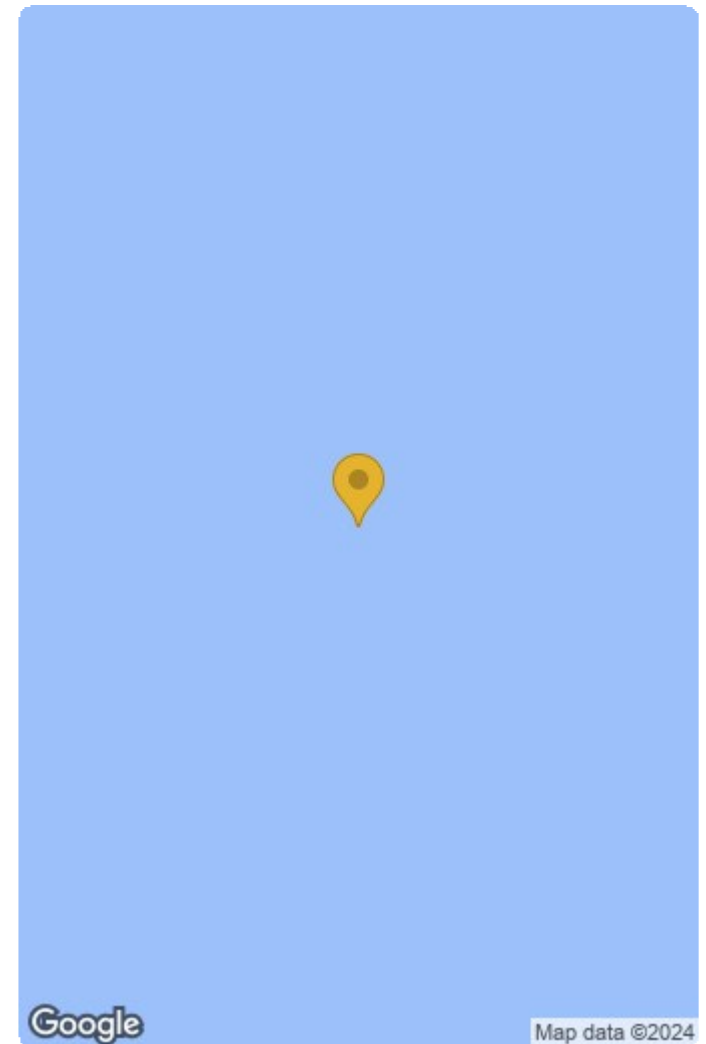


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

**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.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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