





Downfield Road, Hertford Heath, Hertford, SG13 7RZ

Westwood Leber are delighted to bring to the market this truly exceptional six-bedroom detached family home, occupying one of the most impressive and usable plots in the local area. Situated in the sought-after village of Hertford Heath, the property offers approximately 3,055 sq ft of versatile accommodation arranged over three floors.

A large gated driveway provides ample parking and leads to a double garage, while the substantial garden is undoubtedly one of the property's standout features. Offering an exceptional amount of usable outdoor space and enjoying far-reaching views over the surrounding rolling countryside, the garden is ideal for family life, entertaining and relaxing.

The spacious ground floor includes a generous kitchen/dining room with direct access to the garden, separate lounge and living room, study, office and utility room, providing an excellent combination of formal and informal living spaces. The first floor offers four bedrooms, including a principal bedroom with dressing/closet area and en-suite, together with further bathroom facilities. Two additional bedrooms and shower room accommodation can be found on the second floor, offering excellent flexibility for family, guests or home working.

Hertford Heath is a charming village surrounded by attractive countryside and is well placed for access to Hertford, Ware and the surrounding area. The property is also conveniently positioned for a range of highly regarded schools, including Haileybury and St Edmund's College, with rail services from Hertford, Ware and Hoddesdon providing convenient commuter connections.

Offering an enviable combination of substantial accommodation, an exceptional garden, far-reaching countryside views and a highly desirable village setting, this is a rare opportunity to acquire a genuinely impressive family home. Early viewing is highly recommended.



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