





High Road, Waterford, SG14 2PR

Westwood Leber are delighted to bring to the market this brand-new four bedroom detached home beautifully located in this idyllic semi-rural setting just on the outskirts of Hertford and within close proximity to Hertford North Rail Station. This stunning property has been tastefully designed to combine modern accommodation with a classic country feel, blending open plan living space with charming features throughout.

The ground floor comprises a magnificent open plan kitchen/dining/family room, beautiful entrance hall, study, large utility room and a w/c. The first floor accommodation will offer four large bedrooms, two with luxury en-suite's and a family bathroom.

Externally the property will provide fantastic space on the front driveway for numerous cars and the house itself sits elevated from the road. To the rear of the house, the garden has been fully landscaped with a large patio leading out from the family room with steps leading to a large turfed area backing on to a paddock of land.

This property has been finished to an extremely high specification throughout and has been built with the environment in mind. A few features to note is the inclusion of an EV charging point for electric cars, underfloor heating, solar powered energy and an air source heat pump. We would highly recommend an internal viewing.



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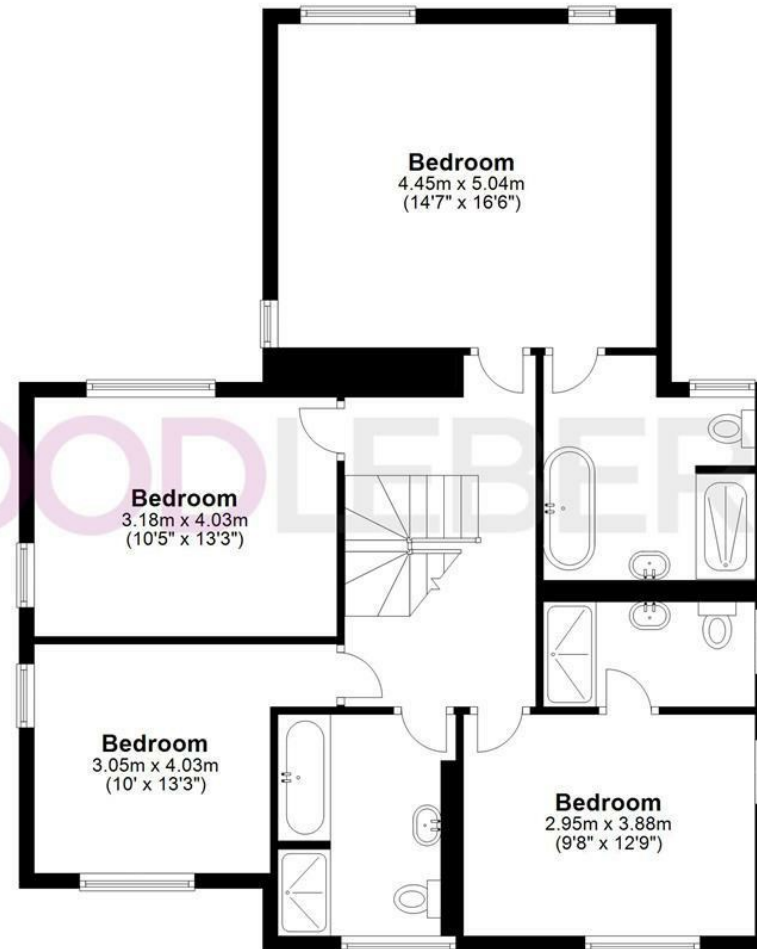
Ground Floor

Approx. 103.4 sq. metres (1113.5 sq. feet)



First Floor

Approx. 91.7 sq. metres (987.4 sq. feet)



Total area: approx. 195.2 sq. metres (2100.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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