



WESTWOODLEBER

**WESTWOODLEBER**  
LET US GUIDE YOU HOME

Elbow Lane, Hertford Heath, Hertford, SG13 7QA  
£1,350,000





## Elbow Lane, Hertford Heath, Hertford, SG13 7QA

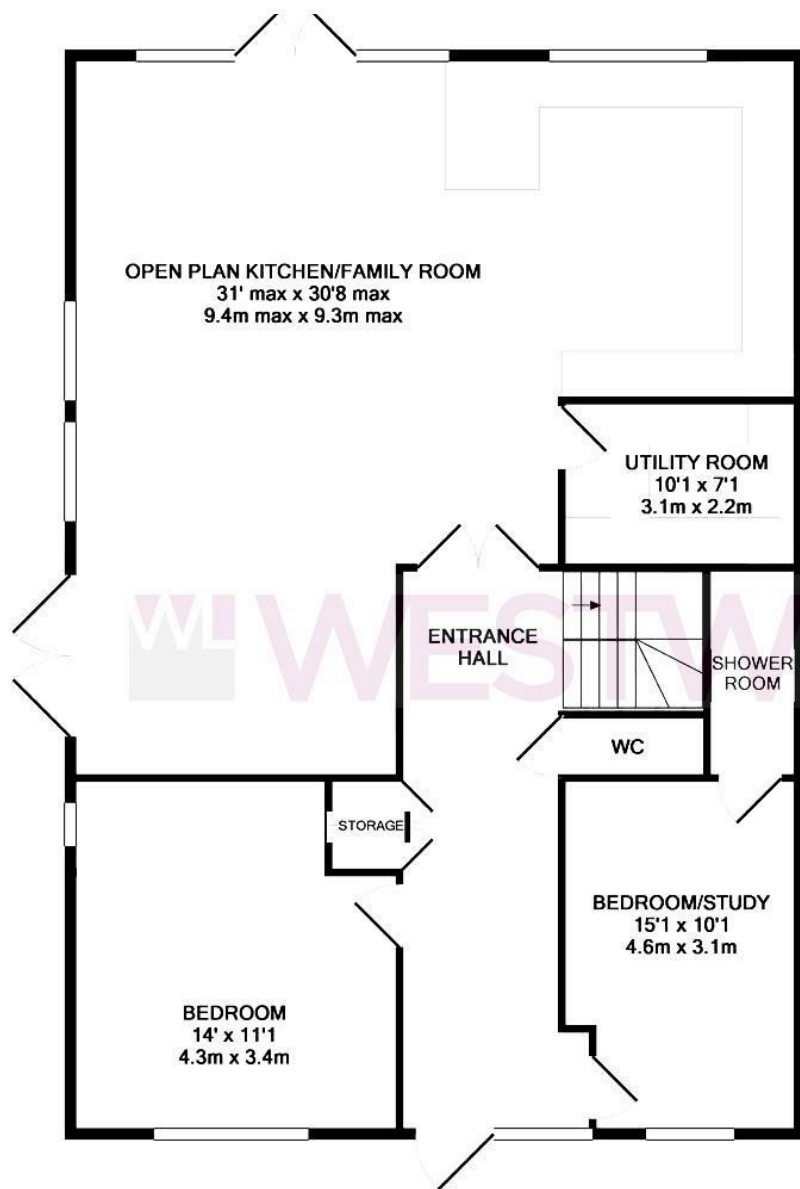
**\*\* VACANT \*\*** Westwood Leber are delighted to bring to the market this magnificent four bedroom barn conversion positioned perfectly with a fantastic plot of land on this luxurious gated community comprising just 4 properties. This exclusive development, named East Wood Barns was completed in 2020 and offer a modern accommodation enclosed within private grounds which beautifully adjoin to open countryside and woodland on all sides.

This beautiful home offers stunning accommodation throughout which boasts a wealth of charming features combined with a stylish interior living space reaching approximately 2300 square feet. This stunning property has three en-suites, walk in wardrobe to both first floor bedrooms, a utility room, ample off street parking directly out the front and a truly magnificent open plan kitchen/family room leading out to an impressive corner plot garden and additional land available to purchase by separate negotiation. **\*\*Additional land is available to purchase including the freehold for the development \*\***

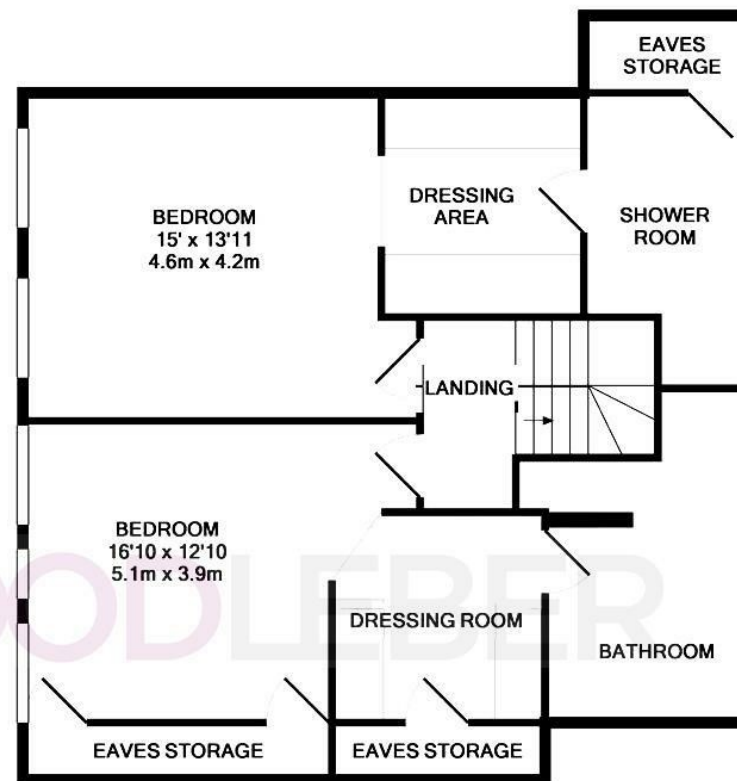




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GROUND FLOOR  
APPROX. FLOOR  
AREA 1417 SQ.FT.  
(131.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 902 SQ.FT.  
(83.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2319 SQ.FT. (215.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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