7 St. Marys Lane, Hertingfordbury, Hertfordshire, SG14 2LD

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

7 St. Marys Lane, Hertingfordbury, Hertfordshire, SG14 2LD

Potential plot for additional dwelling subject to planning permission A Grade II listed charming 3 bedroom character cottage in the sought after village of Hertingfordbury. Accommodation comprises large eat-in kitchen/breakfast room, living room, utility room, cloakroom and basement. Upstairs are 2 double bedrooms and bathroom with further second floor bedroom. Large patio and enclosed rear garden. Parking for several cars.

Living room 23'5" x 13'10" (7.14m x 4.24m)

Kitchen 15'2" x 11'6" (4.64m x 3.52m)

Dining room 15'2" x 11'8" (4.64m x 3.58m)

Sitting room 10'10" x 9'2" (3.32m x 2.80m)

Boot room 7'8" x 5'8" (2.36m x 1.74m)

Shower room 7'6" x 4'0" (2.31m x 1.22m)

Bedroom 1 15'9" x 10'0" (4.82m x 3.07m)

Bedroom 2 11'5" x 11'4" (3.48m x 3.47m)

Bathroom

Bedroom 3 16'4" x 9'7" (5m x 2.94m)

Cellar 15'0" x 6'7" (4.58m x 2.03m)

Garden

Driveway

TOTAL APPROX. FLOOR AREA 155.0 SQ.M. (1669 SQ.FT.)

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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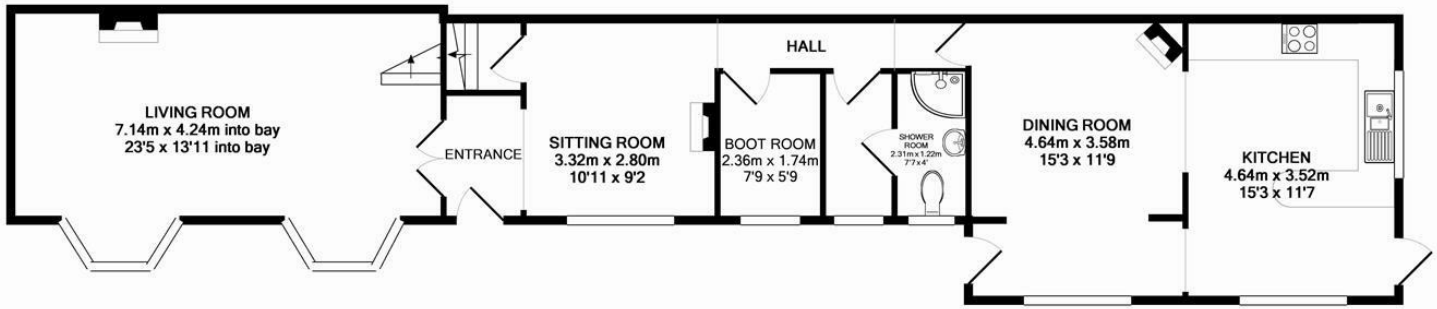
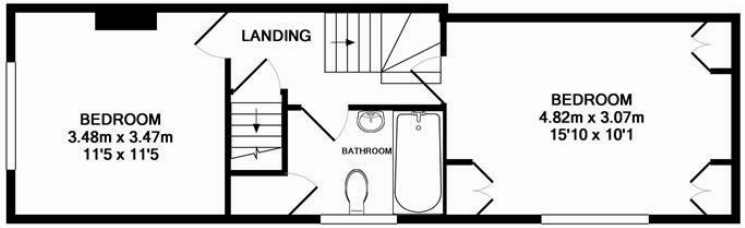
BASEMENT LEVEL
APPROX. FLOOR
AREA 11.1 SQ.M.
(119 SQ.FT.)

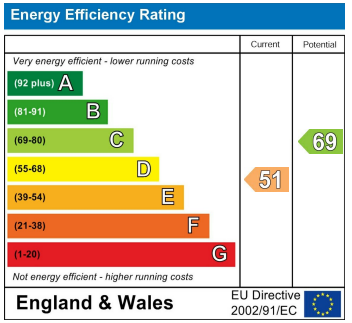
2ND FLOOR
APPROX. FLOOR
AREA 14.7 SQ.M.
(158 SQ.FT.)

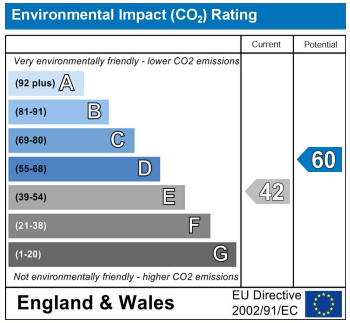


GROUND FLOOR
APPROX. FLOOR
AREA 88.8 SQ.M.
(956 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 40.5 SQ.M.
(436 SQ.FT.)





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